

Invitation to the Shareholders for Ordinary General Meeting of
Shareholders of the Company No.1/2025

Eastern Star Real Estate Public Company Limited



Monday 28 April 2025 at 14.00 hrs.

At

The Office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit
Road, Lumpini Sub-district, Patumwan District,
Bangkok Metropolis

by meeting via electronic media (E-AGM)

Content

	Pages
Invitation to attend the Ordinary General Meeting of Shareholders of the Company No.1/2025.	1
Agenda 1 To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No.1/2024.	1
Agenda 2 To acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the fiscal year 2024.	2
Agenda 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.	2
Agenda 4 To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2024.	2
Agenda 5 To consider the election of the directors in place of those retiring by rotation and the election of an additional new director.	3
Agenda 6 To consider the fixing of the remuneration to the Board of Directors for the year 2025.	5
Agenda 7 To consider the appointment of the auditors of the Company for the fiscal year 2025 and fixing of the remuneration.	6
The Required documents for the Ordinary General Meeting of Shareholders	
Annual Report for the fiscal year 2024, the Statements of Financial Position and the Statements of Comprehensive Income and the Auditor’s Report as at 31 December 2024 (in QR Code).	23
Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation and the election of an additional new director.	24
Definition of Independent Director.	35
Remuneration amount paid to the Board of Directors of the Company in the year 2024.	36
Audit Fees and Non-Audit Fees	38
Articles of Association related to the Ordinary General Meeting of Shareholders.	39
Profiles of Independent Directors (acting as Proxy of the Shareholders).	43
Proxy Form A, Form B and Form C.	50
Practice Guideline for the E-AGM and Proxy with Manual for using the electronic Annual General System E-AGM.	61
Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM).	79
Making Enquiry in Advance Form for the Electronic Annual General Meeting of Shareholders (E-AGM).	80

No. ESTAR/BKK/LEGAL/61/2025

19 March 2025

- Subject : Invitation to attend the Ordinary General Meeting of Shareholders of the Company No. 1/2025.
- Attention : Shareholders of Eastern Star Real Estate Public Company Limited.
- Enclosures : 1. Copy of Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2024.
2. Annual Report for the fiscal year 2024, the Statements of Financial Position and the Statements of Comprehensive Income and the Auditor's Report as at 31 December 2024 (in QR Code).
3. Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation and additional new director.
4. Definition of Independent Director.
5. Remuneration amount paid to the Board of Directors of the Company in the year 2024.
6. Audit Fees and Non-Audit Fees.
7. Articles of Association related to the Ordinary General Meeting of Shareholders.
8. Profiles of Independent Directors (acting as Proxy of the Shareholders).
9. Proxy Form A, Form B and Form C.
10. Practice Guideline for the E-AGM and Proxy with Manual for using the electronic Annual General System E-AGM.
11. Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM)
12. Making Enquiry in Advance Form for the Electronic Annual General Meeting of Shareholders (E-AGM)

Pursuant to the resolution passed by the Board of Directors of Eastern Star Real Estate Public Company Limited, the Ordinary General Meeting of Shareholders of the Company No. 1/2025 is hereby called on 28 April 2025, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), to consider the matters under the following agenda:

Agenda 1 To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2024.

Background Information: The Ordinary General Meeting of Shareholders of the Company No. 1/2024 was held on 30 April 2024, and the minutes of the meeting has been submitted to the Stock Exchange of Thailand and the Ministry of Commerce within the timeframe prescribed by laws, which the details of the Minutes of the Ordinary General Meeting of Shareholders of the Company No. 1/2024 are attached hereto ([Enclosure 1](#)).

Opinion of the Board: The Shareholders meeting is hereby advised to adopt the Minutes of the Ordinary General Meeting of Shareholders of the Company No. 1/2024, which was held on 30 April 2024.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Agenda 2 To acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the fiscal year 2024.

Background Information: The report of the performance results of the Board of Directors of the Company for the previous year 2024 appeared in the Annual Report for the fiscal year 2024 ([Enclosure 2](#)).

Opinion of the Board : The Shareholders meeting is hereby advised to acknowledge the performance results of the Board of Directors of the Company for the previous year and the Annual Report for the fiscal year 2024 aforesaid.

Resolution: This agenda is for acknowledgement. Therefore, no votes will be casted.

Agenda 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.

Background Information: In compliance with Section 112 of the Public Limited Companies Act B.E. 2535 and Article 41 of the Company's Articles of Association, which stipulate that the Board of Directors shall arrange for preparation of the Statements of Financial Position and the Statements of Comprehensive Income as of the end of the accounting period of the Company, and shall submit the same to the shareholders meeting at the Ordinary General Meeting for consideration and approval. Therefore, the Board of Directors of the Company proposed to the Ordinary General Meeting of Shareholders to consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024, which have been audited by the Auditor of the Company and have been reviewed by the Audit Committee and the Board of Directors of the Company as shown in the Annual Report for the fiscal year 2024 ([Enclosure 2](#)).

Opinion of the Board: The Shareholders meeting is hereby advised to approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Agenda 4 To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2024.

Background Information: Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, and Article 45 of the Company's Articles of Association, which stipulate that the Company is required to allocate not less than five percent of the annual net profits as legal reserve, less the accumulated losses carried forward (if any), until the legal reserve reaches the amount not less than ten percent of the registered capital.

According to the consolidated financial statements of the Company and the subsidiary companies for the fiscal year ended 31 December 2024, the Company has the net profits from its performance in the amount of 35,633,808 Baht. And the single financial statements of the Company show the net profit from its performance in the amount of 27,171,846 Baht.

In addition, the Company has the policy of dividends payment at the rate not lower than 50% of the net profits of the single financial statements after appropriation of legal reserve, whereby the payment of dividends will take various factors to consist of the consideration such as financial position, liquidity, expansion of businesses and other related factors in relation to the management of the Company.

When the Company has the net profits from its performance, the Company then appropriated a part of profits as a legal reserve in the amount of 1,500,000 Baht, and the payment of dividends for the performance results of the fiscal year 2024 to the Shareholders of the Company in the amount of 5,022,246,185 shares, at the rate of 0.01 Baht per share, totaling dividends amount of 50,222,461.85 Baht, by fixing the names of Shareholders who are entitled to receive dividends on 8 May 2025 (Record Date) and the Company will pay the dividends on or before 27 May 2025.

Information of payment of the dividends for the past three years are as follows:

Operation Period	Record Date	Payment Date	Dividend Type	Dividend Per Share (Baht/Share)	Dividend Pay out Profit (%)	Source of Dividend
1 Jan 2021-31 Dec 2021	-	-	-	-	-	-
1 Jan 2022-31 Dec 2022	-	-	-	-	-	-
1 Jan 2023-31 Dec 2023	-	-	-	-	-	-

Remark : Non-payment of dividends for the performance result of 2021-2023 because the Company is necessary to keep the cash flow to support for investment in new projects in the future.

Opinion of the Board: The Shareholders meeting is hereby advised to approve the appropriation of a part of profits as a legal reserve in the amount of 1,500,000 Baht, and the payment of dividends for the performance results of the fiscal year 2024 to the Shareholders of the Company in the amount of 5,022,246,185 shares, at the rate of 0.01 Baht per share, totaling dividends amount of 50,222,461.85 Baht, by fixing the names of Shareholders who are entitled to receive dividends on 8 May 2025 (Record Date) and the Company will pay the dividends on or before 27 May 2025.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Agenda 5 To consider the election of the directors in place of those retiring by rotation and the election of an additional new director.

Background Information: In compliance with Section 71 of the Public Limited Companies Act B.E. 2535 and Article 15 of the Company's Articles of Association, which stipulate that One-Third of the Directors are required to retire from office at the Ordinary General Meeting of Shareholders every year, but they are entitled to be re-elected to resume the positions of the Directors of the Company. Therefore, it shall have directors to retire from offices in the number of One-Third of 11 Directors being 4 directors whereby the directors who are in the positions completed 3 years in the Ordinary General Meeting of Shareholders for year 2025 as follows:

- | | | |
|-------------------|------------------|--|
| 1. Mrs. Sunanta | Tiasuwan | Independent Director and Chairman of the Audit Committee |
| 2. Mrs. Wanna | Thamsirisup | Independent Director and Audit Committee |
| 3. Mr. Tinnawat | Mahatharadol | Director and Executive Committee |
| 4. Dr. Chatchawin | Charoen-Rajapark | Director |

The Nomination and Remuneration Committee has considered the appropriateness in the types of qualification, knowledge, ability and experience in businesses relating to the Company's operations as well as they will be the persons who have all qualifications required by the Public Limited Companies Act B.E. 2535, and non-prohibited characteristics for election as the Company's director in accordance with the criteria of the Office of Securities and Exchange Commission and other related government agencies. The Nomination and Remuneration Committee then proposed to the Shareholders meeting for consideration and approval as follows;

- (1) Re-election of Mrs. Sunanta Tiasuwan and Mrs. Wanna Thamsirisup, who shall be retired by rotation in this occasion, to their offices as Directors and Independent Directors of the Company for another period.
- (2) Election of Mr. Tak Bunnag and Ms. Supitcha Chaipipat as new directors in place of Mr. Tinnawat Mahatharadol and Dr. Chatchawin Charoen-Rajapark, who shall be retired by rotation in this occasion, and have informed their wishes to decline the nomination as directors for another period, and Ms. Supitcha Chaipipat is the independent director of the Company also.
- (3) Election of Mr. Tanin Subboonrueng as an additional new director and independent director of the Company according to Article 13 of the Company's Articles of Association which stipulate that the Company's directors shall consist of no more than 12 directors.

The Company has invited shareholders of the Company to nominate person(s) to be considered and elected as director(s) for the Annual General Meeting of Shareholders for Year 2025 in accordance with the criteria as specified by the Company on the website of SET and the Company from 16 October 2024 to 16 January 2025 It appears that there were no shareholders nominating the person(s) to be considered and elected as director(s) of the Company.

Opinion of the Board: The Shareholders meeting is hereby advised to consider and approve as follows;

- (1) Re-election of Mrs. Sunanta Tiasuwan and Mrs. Wanna Thamsirisup, who shall be retired by rotation in this occasion, to their offices as Directors and Independent Directors of the Company for another period.
- (2) Election of Mr. Tak Bunnag and Ms. Supitcha Chaipipat as new directors in place of Mr. Tinnawat Mahatharadol and Dr. Chatchawin Charoen-Rajapark, who shall be retired by rotation in this occasion, and have informed their wishes to decline the nomination as directors for another period, and Ms. Supitcha Chaipipat is the independent director of the Company also.
- (3) Election of Mr. Tanin Subboonrueng as an additional new director and independent director of the Company according to Article 13 of the Company's Articles of Association which stipulate that the Company's directors shall consist of no more than 12 directors.

The Board of Director has considered and viewed that the persons to be nominated as independent directors having qualifications in accordance with the related law on the criteria of the independent directors. For Mrs. Sunanta Tiasuwan, although she has held position of independent director more than nine years, When considering the knowledge, capabilities, and business experience, as well as the ability to perform duties as an independent director in providing opinions, each independent director has demonstrated that they have carried out their duties with true independence. Furthermore, there have been no conflicts of interest, and they have had no stake in the company's operations.

The name list and profiles of the persons nominated to be elected as Directors to replace those retiring by rotation and an additional new director appeared in [Enclosure 3](#).

In addition, the definition of the Independent Director of the Company as prescribed in the same manner as the Notification of Capital Market Supervisory Board appears in [Enclosure 4](#).

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes

Agenda 6 **To consider the fixing of the remuneration to the Board of Directors for the year 2025.**

Background Information: In compliance with Section 90 of the Public Limited Companies Act B.E. 2535 and Article 13 of the Company's Articles of Association, which stipulate that the payment of remuneration to the Board of Directors of the Company is required to approve by the Shareholders meeting. And at the Ordinary General Meeting of Shareholders of the Company No. 1/2024 held on 30 April 2024, it approved for the Company to pay the remuneration to the Board of Directors of the Company for the year 2024 in the amount not exceeding 9,500,000 Baht, whereby the Board of Directors of the Company was assigned to consider an allocation of the remuneration to each of the directors as appropriate. In this connection, the Company paid the remuneration to the Board of Directors as per the details in [Enclosure 5](#), and the information of payment of the remuneration to the Board of Directors of the Company for the past years are as follows:

Remuneration for the year	2024	2023	2022
Amount approved by the Shareholders meeting (Baht)	9,500,000	9,500,000	9,500,000
Attendance Fees paid to Board of Directors (Baht)	8,400,000	8,400,000	8,400,000

The Nomination and Remuneration Committee has considered the remuneration to the Board of Directors in comparison with the rates of the directors' remuneration of the property companies at the same level as well as the appropriateness for the scope of duties and responsibilities of the Board of Directors, it is hereby proposed to determine the remuneration to the Board of Directors for the year 2025 being monthly remuneration as follows:

(1) Board of Directors of the Company

Chairman of the Board	120,000 Baht
Director	50,000 Baht

(2) Executive Committee		
Chairman of the Executive Committee	20,000	Baht
Executive Committee	10,000	Baht
(3) Audit Committee		
Chairman of the Audit Committee	20,000	Baht
Audit Committee	10,000	Baht
(4) Nomination and Remuneration Committee		
Chairman of the Nomination and Remuneration Committee	20,000	Baht
Nomination and Remuneration Committee	10,000	Baht

Except the Managing Director does not receive the said remuneration.

Other Benefits for Directors : None

Opinion of the Board: The Shareholders meeting is hereby advised to approve the fixing of the remuneration to the Board of Directors of the Company for the year 2025 being monthly remuneration as follows:

(1) Board of Directors of the Company		
Chairman of the Board	120,000	Baht
Director	50,000	Baht
(2) Executive Committee		
Chairman of the Executive Committee	20,000	Baht
Executive Committee	10,000	Baht
(3) Audit Committee		
Chairman of the Audit Committee	20,000	Baht
Audit Committee	10,000	Baht
(4) Nomination and Remuneration Committee		
Chairman of the Nomination and Remuneration Committee	20,000	Baht
Nomination and Remuneration Committee	10,000	Baht

Except the Managing Director does not receive the said remuneration.

Other Benefits for Directors : None

Resolution: This agenda shall be approved by the votes not less than two-thirds of the total number of votes of shareholders attending the meeting and having right to vote.

Agenda 7 To consider the appointment of the auditors of the Company for the fiscal year 2025 and fixing of the remuneration.

Background Information: In Compliance with Section 120 of the Public Limited Companies Act B.E. 2535 which provides that every Ordinary General Meeting of Shareholders shall appoint the auditors and fix the auditing fee. Therefore, it is necessary for the Company to appoint the auditors for the fiscal year 2025 and fix their auditing fee.

The Audit Committee has considered to propose to the Shareholders meeting for consideration and appointment of the auditors of EY Office Limited as the Company's auditor for the fiscal year 2025, due to it was considered that they are qualified under the regulations of the Office of Securities and Exchange Commission, having expertise in auditing, and have shown satisfactory performance with the details as follows:

<u>Auditor Names</u>	<u>CPA Registration No.</u>	<u>Years of auditing for the Company</u>
1. Mrs. Gingkarn Atsawarangsalit	4496	4
2. Ms. Pimjai Manitkajohnkit	4521	0
3. Ms. Orawan Techawatanasirikul	4807	0
4. Ms. Naraya Srisukh	9188	0

Whereby any one of the above-mentioned auditors is authorized to audit, perform and set his/her signature in its audit report, and to consider the fixing of the remuneration of the Auditors in the amount not exceeding 1,490,000 Baht. Whereby the information of the payment of remuneration of the Auditors in the previous years are as follows:

Items	Year 2025	Year 2024	Year 2023
Audit Fee (Baht)	1,490,000	1,490,000	1,440,000
Increase (decrease) from the past year (Baht)	-	50,000	105,000
Equivalent to (%)	-	3.47	7.86

Items	Year 2025	Year 2024	Year 2023
Other Services Charges (VAT included) (Baht)	Charge on service usage	283,550	267,500
Increase (decrease) from the past year (Baht)	-	16,050	-
Equivalent to (%)	-	6.00	-

Moreover, EY Office Limited and the auditors proposed to be the auditors of the Company and its subsidiary companies have no relationship or any interest with the Company or its subsidiary companies, Managements or related persons in such a way which may have an impact on performing their task independently. In addition, EY Office Limited is also acting as the auditor of the Company's subsidiaries.

The details of the Audit Fees and Non-Audit Fees are appeared in the [Enclosure 6](#)

Opinion of the Board: The Shareholders meeting is hereby advised to consider the appointment of Mrs. Gingkarn Atsawarangsalit, Certified Public Accountant No. 4496, or Ms. Pimjai Manitkajohnkit, Certified Public Accountant No. 4521, or Ms. Orawan Techawatanasirikul, Certified Public Accountant No. 4807, or Ms. Naraya Srisukh, Certified Public Accountant No. 9188 of EY Office Limited, as the Auditors of the Company for the fiscal year 2025, and fixing of the remuneration of the Auditors in the amount not exceeding 1,490,000 Baht.

Resolution: This agenda shall be approved by a majority vote of shareholders attending the meeting and casting their votes.

Pursuant to the invitation of the Company to shareholders to propose any matters as an agenda of the meeting and/or to nominate person(s) to be considered and elected as director(s) for the Annual General Meeting of Shareholders for Year 2025 in accordance with the criteria as specified by the Company on the website of SET and the Company from 16 October 2024 to 16 January 2025 It appears that there were no any matters proposed from the shareholders of the Company. And the Company has notified the said result on the website of SET and the Company completed on 28 February 2025.

The Ordinary General Meeting of Shareholders of the Company No. 1/2025 be in accordance with Articles of Association related to the Ordinary General Meeting of Shareholders details as shown in [Enclosure 7](#).

You are hereby invited to attend the meeting on the date and time specified above. For shareholders who wish to attend the meeting themselves or with proxies who are other person or the independent directors of the Company to be the proxies, whose names and details as shown in [Enclosure 8](#) via electronic media. The Company hereby prepares a Proxy Form A, a general and simple proxy form, and a Proxy Form B which clearly specifies certain items and authority to be delegated to the proxy. In addition, there is Proxy Form C, applicable to foreign shareholders who make an appointment of a custodian in Thailand in [Enclosure 9](#). Shareholders can print out the proxy from the Enclosure 9 or from the Company's website www.estarpcl.com section Investor ,sub-section Shareholder Information or send a request for a printed copy of the proxy from the Company within 11 April 2025. Please fill out the box in front of the name of the person you wish to appoint as your proxy to attend the meeting and vote on your behalf, and sign your name in the proxy form. With the Practice Guideline for the E-AGM and Manual for using the electronic Annual General System E-AGM as shown in [Enclosure 10](#). Please fill out the box in Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM) in [Enclosure 11](#). Please send this completely- filled Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM) and attach identification documents for verification. In case of authorizing a proxy to attend the meeting are required to Proxy Form and supporting documents to the Company by 24 April 2025, at 12:00 hrs.

The Company has fixed the names of Shareholders who are entitled to attend the Ordinary General Meeting of Shareholders of the Company No. 1/2025, on 17 March 2025 (Record Date).

Should the Shareholders have any questions or inquiries concerning the matter in any agenda which the Shareholders wish to request the Board of Directors to explain at the meeting, please submit your questions in advance via electronic media in [Enclosure 12](#) to the Company by 24 April 2025, at 12:00 hrs.

By resolution of the Board of Directors



Mr. Pairoj Wattanavarodom
Managing Director

Remark: The Company has disseminated the Notice of the Meeting of Shareholders, together with all related documents which are the same version as sent to the shareholders, on the Company's website: www.estarpcl.com.

Eastern Star Real Estate Public Co., Ltd.**Minutes to the Annual General Meeting of Shareholders No. 1/2024**

Time and Place

The meeting was held on 30 April 2024 at 2:00 p.m. at the Company's office at 898, Phloenchit Tower, 5th Floor, Phloenchit Road, Lumpini, Pathumwan, Bangkok. The meeting was held via electronic media.

Meeting Convened

Mr. Sakchai Wirunchiwa, the Company's legal consultant and meeting secretary, welcomed the shareholders and clarified to the meeting that due to the spread of Covid-19, a dangerous communicable disease according to the announcements of the Ministry of Public Health of which everyone was well aware, the Board of Directors voted to hold this meeting as an e-meeting only, with OJ International Co., Ltd., a service provider certified by the Electronic Transactions Development Agency (ETDA), serving to manage the electronic meeting system. The e-meeting in accordance with the criteria and methods required by law, and The company has recorded the meeting in the form of video media.

Subsequently, the meeting secretary announced to the meeting that there were 30 company shareholders who attended the e-meeting personally and by proxy, accounting for 3,252,533,450 shares out of a total of 5,022,246,185 shares, or 64.76% of the total number of shares, meeting the quorum specified in the company regulations.

The meeting secretary introduced to the attendees the company directors attending the e-meeting on the meeting date as follows:

Directors Attending the E-Meeting

1.	Mr. Virat	Phairatphiboon	Chairman and Independent Director
2.	Mr. Pongpinit	Tejagupta	Vice Chairman and Executive Committee Chairman
3.	Mrs. Sunantha	Tiasuwan	Independent Director, Audit Chairwoman, and Nomination and Remuneration Director
4.	Mrs. Wanna	Thamsirisup	Independent Director, Audit Director, and Nomination and Remuneration Director
5.	Mr. Jessada	Promjart	Independent Director, Nomination and Remuneration Chairman, and Audit Director
6.	Mr. Chatchawin	Charoen-Rajapark	Director
7.	Mr. Paiboon	Wongjongjaiharn	Director
8.	Mr. Tinnawat	Mahatharadol	Director and Executive Director
9.	Mr. Titiwut	Soukpornchaikul	Director and Executive Director
10.	Mr. Nuttawit	Boonyawat	Director and Executive Director

11. Mr. Pairoj Wattanavarodom Managing Director

The Company has a total of 11 directors, 11 of whom attended the meeting, accounting for 100% of the total number of directors.

In addition, the Company's auditor, Mr. Chayapol Suppasertanon, attended the e-meeting to assist the Board in clarifying information to the shareholders.

The meeting secretary clarified to the meeting about the methods used to submit questions for each agenda of the annual general meeting of shareholders as follows:

1. The shareholders could submit questions in each agenda by typing a question in the Q&A feature in the Zoom program and then press "Enter" to submit the question into the system.

2. In asking each question, the attendees were asked to provide their first-last name and specify whether they were a shareholder or a proxy before asking each question for accuracy in recording the minutes to the meeting.

The procedure for voting in each agenda of the general meeting of shareholders was as follows:

1. In voting, each shareholder was asked to switch from the Zoom program to using the Chrome program or web browser to vote in each agenda by selecting the E-Voting menu. After the vote was selected, the system would have another pop-up question requesting the voter to confirm the selection. The voter was to select "Confirm" to confirm the vote.

2. If a shareholder wished to change their vote, they could do this by selecting the option to revoke. However, if the agenda was closed for voting, the shareholder would not be able to cast their vote or revoke.

3. After the shareholder finished casting their vote, they were to return to the e-meeting page on the Zoom program to continue viewing and listening to the meeting.

4. The system would compile the votes by counting the votes cast by the shareholders via e-voting and votes cast in advance by shareholders through proxy documents.

5. If a shareholder did not cast any votes, this would be considered an "Approval". If no shareholder voted "Dissension" or "Abstention", the meeting resolution would be considered unanimous or approving of the recommendations of the Board of Directors.

6. Each shareholder had one voting right per each share they held.

7. For the counting of the votes in each agenda, the "Dissension" and "Abstention" votes by shareholders were deducted from the total number of shares of the attending shareholders with voting rights in each agenda. The remaining votes were considered approving votes. Furthermore, the votes of the proxies who voted in advance were already taken into account.

8. The meeting chairman assigned the meeting secretary to request votes from the meeting and to announce the resolution to the meeting.

The the procedures for attending the e-meeting, asking and answering questions and casting votes were clarified in detail to the shareholders in the manual for using the e-AGM system which was sent to the email addresses provided by the shareholders to the Company.

If any shareholder had technical difficulties, they could contact the staff of OJ International Co., Ltd. at Tel. 02-079-1811.

The meeting secretary announced to the meeting that the Company had invited the company shareholders to present matters for including in the meeting agenda and/or to nominate candidates for directorship at the 2024 AGM according to the criteria required by the Company. The announcement was made via the website of the Stock Exchange of Thailand (SET) and the Company’s website from 16 October 2023 to 16 January 2024. No issues were presented by company shareholders.

The meeting secretary invited Mr. Virat Phairatphiboon, Chairman of the Board, to serve as the meeting chairman to further commence the meeting.

The chairman welcomed the shareholders and announced to the meeting that there were shareholders who were attending the meeting personally and by proxy, meeting the quorum according to the company regulations. Therefore, the chairman commenced the Annual General Meeting of Shareholders No. 1/2024 of Eastern Star Real Estate Public Co., Ltd. and assigned Mr. Sakchai Wirunchiwa, the meeting secretary, and the work team to run the meeting according to the agendas of the e-meeting.

Agenda 1 : To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2023.

The meeting secretary requested the meeting to consider the minutes of the Annual General Meeting of Shareholders No. 1/2023 held on 25 April 2023. The Company had sent copies of the meeting minutes to the shareholders along with the meeting invitations.

The meeting secretary asked if any shareholder had any statements they wished to revise or add. Since no shareholders had any statements they wished to revise or add, the meeting secretary proposed for the meeting attendees to cast their votes.

Resolution: After consideration, the meeting voted to approve the accuracy of the minutes of the Annual General Meeting of Shareholders No. 1/2023. The shareholders who attended the meeting and cast their votes voted unanimously as follows:

Resolution	Number of Shareholders	Number of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

Agenda 2 : To acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the fiscal year 2023.

The meeting secretary invited Mr. Pairoj Wattanavarodom, Managing Director, to report the performance of the Board of Directors to the meeting for consideration.

Mr. Pairoj Wattanavarodom, Managing Director, as the representative of the Board of Directors, presented the Company's performance in 2023 and the action plan for 2024 as follows: For the performance in 2023, the Company had a total of 11 projects valued at 7,350 million baht, divided into projects in Bangkok valued at 5,550 million baht, accounting for 75%, and projects in Rayong valued at 1,800 million baht, accounting for 25%.

For 2023, the projects in Bangkok were divided into the following: (1) Condominium projects in the 3-5-million-baht segment valued at 5,000 million baht, accounting for 90%, including completed projects ready for ownership transfers in 2023 valued at 880 million baht, namely, 52 units from the Quintara Phume Sukhumvit 39 and Quintara Arte Sukhumvit 52 projects, as well as the remaining three projects, namely, Quintara MHy'ZEN Phrom Phong Condominium, Quintara MHy'GEN Ratchada – Huai Khwang Condominium and Quintara MHy'DEN Pho Nimit Condominium, that would be ready for ownership transfers in 2024; and (2) One low-rise project in the 7-15-million-baht segment valued at 550 million baht, accounting for 10%. In 2023, the Company recognized income from two projects, including one condominium project and one low-rise project. The projects in Rayong were low-rise projects divided into the 2.5-4.5-million-baht segment valued at 1,100 million baht, accounting for 60%, located on the Burapaphat-Sukhumvit Road and the 5-15-million-baht segment valued at 700 million baht, accounting for 40%, located in the Eastern Star Park area, the ownership transfer figure for which was 70% or 430 million baht in project value.

In 2023, the Company's pre-sale figure was at 1,584 million baht, divided into 1,149 million baht from projects in Bangkok and 435 million baht from projects in Rayong. Compared to 2022, the pre-sale figure had decreased due to the Company not having very many projects. The revenue was at 1,316 million baht, divided into real estate projects in Bangkok valued at 560 million baht from two projects that generated revenue, namely, the Quintara Phume Sukhumvit 39 and Estara Haven Pattanakarn 20 projects, another three projects in the pre-sale phase, and two more projects that would be ready for ownership transfers in 2024. The real estate projects in Rayong were valued at 620 million baht. Compared to the past three years (344 million baht in ownership transfers in 2021 and 429 million baht in ownership transfers in 2022), it was found that the projects in Rayong had a growth rate of up to 40% and, at this point, it was the Company's strategy to continue its operations in 2024. The service apartment, and other segments saw a revenue of 136 million baht. From the performance in 2023 of 1,316 million baht, the Company had a profit of 30 million baht.

The Company's backlog as of December 2023 was approximately 1,697 million baht. Ownership transfers in 2024 was valued at approximately 977 million baht, divided into 886 million baht from projects in Bangkok, 91 million baht from projects in Rayong and 720 million baht in

ownership transfers in 2025 from Quintara MHy'DEN Pho Nimit Condominium. At present, the backlog figures have increased.

2024 Business Plan

The Company analyzed and summarized the economic conditions in 2024 as follows:

The negative economic trends include (1) the adjustment of the minimum wage to be 400 baht/day, (2) the rising trend in material prices according to energy prices, and (3) commercial banks' strict loan approval policies. The Company has prepared to handle these situations such as the minimum wage adjustment. Currently, the Company's low-rise project uses the precast concrete system. For the purchase of materials and equipment and the commission of condominium or low-rise project construction, the Company enters into contracts 2-3 years in advance. Therefore, for the issue of rises in labor and material costs, the Company has already established budget control plans. As for the approval of loans by financial institutions every three months, the Company has consulted with commercial banks to consider the abilities of the bank and customers to adjust many criteria continuously.

The positive economic trends include (1) interest rates that are stable and have a declining trend; (2) expansion in consumption by the private sector; (3) the government's EEC policy continues to be implemented consistently; (4) the free visa policy; and (5) the renewal of the measure to lower ownership transfer fees. In summary, the overall real estate market continues to gradually grow.

For 2024, the Company has set the revenue target at 1,732 million baht under these strategies: (1) The Company will maintain the original target group and expand the target group to include the luxury market; (2) The Company will change home functions to suit every age; (3) The Company has set the growth target for Ban Chang, Rayong, at one billion baht per year; and (4) The Company has made adjustments to increase the proportion of low-rise projects and decrease the proportion of condominium projects to generate recognized revenue within the year.

For 2024, the Company has set the pre-sale target at 2,048 million baht, a 32% growth from 2023, including 11 projects divided into condominium projects valued at 1,127 million baht, accounting for 55%, and low-rise projects valued at 921 million baht, accounting for 45%. (The projects in Bangkok were valued at 294 million baht, accounting for 14%, and the projects in Rayong were valued at 627 million baht, accounting for 31%.) As for the revenue, the Company has set a target at 1,732 million baht, a 40% growth from 2023, including a total of 10 projects divided into two condominium projects valued at 634 million baht, accounting for 37%, and low-rise projects valued at 1,000 million baht, accounting for 61%. (The projects in Rayong were valued at 667 million baht and the projects in Bangkok were valued at 385 million baht.)

In 2024, there are two condominium projects, namely, Quintara MHy'GEN Ratchada – Huai Khwang Condominium, the ownership transfer for which will commence in the third quarter of 2024, and Quintara MHy'ZEN Phrom Phong Condominium, the ownership transfer for which will

commence in will commence in the fourth quarter of 2024. In 2024, the Company expects to generate a revenue of approximately 400 million baht from these projects.

In addition, there are three low-rise projects valued at a total of 1,600 million baht as follows:

(1) Grand Velana Phunvilla, a project in the 15-20-million-baht luxury segment valued at 100 million baht with a total of six units, will be launched in the first quarter of 2024.

(2) Velana Hyde U-tapao – Ban Chang, a modern-classic-style detached house project for all ages in the 5-9-million-baht segment valued at 800 baht with a total of 128 units, will be launched in the second quarter of 2024.

(3) Estara Hyde Suvarnabhumi, a modern-chic-townhome-style project for the modern generation with a vertical garden to provide the feeling of being close to nature. The project is a 2- and 3-story townhome project in the 3.5-5-million-baht segment valued at 700 million baht with a total of 160 units. The project will be launched in 2024, with 50 units being launched in the third quarter of 2024.

The Company makes gradual 5-year business plans by setting a goal to launch 1-2 new projects per year. The income goal for projects in Bangkok is a project value of 2,000 million baht per year and 1,000 million baht for projects in Rayong. The Company has a total of 12-15 projects.

In addition, the Company is confirmed as a member of the Thai Private Sector Collective Action Coalition on 3 June 2021 and the Company is in the process of preparing to submit an application to renew the certificate for the second time. In 2023, the Company had no complaints or reports related to corruption.

The Meeting Secretary inquired whether any shareholders had other questions or topics related to performance that the shareholders would like the Board of Directors to explain more about.

Mr. Photsawat Phanitchai, a shareholder, asked how the real estate market situation in early 2024 is, how the Company's sales, pre-sales, and backlogs are, and if the Company has plans to launch new projects in Bangkok and Rayong. In addition, Mr. Photsawat Phanitchai asked what the Company's plans are to use land in Rayong for development to support the EEC.

Mr. Pairoj Wattanavarodom, Managing Director, explained that, as the Company's performance has been reported, the real estate market is gradually growing in the segment in which the Company is operating. In Quarter 1 of 2024, the Company's transfers and recognized income continued to grow in a positive direction. As for the backlog previously reported at the end of 2023, the backlog is approximately 1,000 million baht. In Quarter 1 of 2024, trends remain positive. Shareholders can consider information further from the Company's annual report of 2023. Regarding plans for launching projects, the Company has plans to launch three projects in 2024. One project is located in Bangkok, and two projects are located in Rayong. As previously reported, the goal for business plans in the next three years is 3,000 million baht. The Company has more horizontal housing, fewer condominiums, and moved the segment to the price of 10 million baht.

Mr. Photosawat Phanitchai, a shareholder, inquired about the Company's growth opportunities because he sees that the Company has low liabilities, and the Company is able to borrow significantly more money while competitors are having liquidity problems.

Mr. Pairoj Wattanavarodom, Managing Director, explained that the Company will launch three projects valued at over 1,000 million baht and the Company will gradually grow.

Mr. Suparerg Sasipaphanuwat, SVP-Accounting, Finance & IT Department, explained further that, according to information in the financial statement disclosed by the Project in the annual report of 2023, the Company has a short-term loan limit of 990 million baht and a long-term loan limit of 1,909 million baht, which is a total of 2,900 million baht. This is an advantage for the Company in conditions where commercial banks are beginning to have strict measures in granting loans to business operators. The Company has plans to use these loan limits in project development as Mr. Pairoj Wattanavarodom, Managing Director, informed shareholders. In using the loan limits, the Company will adhere to the principle of prudence and gradually use limits ultimately for the benefit of shareholders.

Mr. Titiwut Soukpornchaikul, Executive Director, explained further that the Company's D/E ratio is low because of the Company's high capital while the Company has significant assets in the form of land in Ban Chang District, Rayong Province, which are pending development. This causes the Company to have low D/E. All the Company's projects are granted loans from a bank. Furthermore, in 2024, for projects that have been constructed and ownership rights have been transferred, the Company has repaid almost all the loans. In the case of loans taken out to complete projects, the Company's loans are not tied to only Bank of Ayudhaya Public Company Limited. If any bank makes a better offer, the Company will take out loans from that bank.

Since no other shareholders had any further questions, the Meeting Secretary summarized that the meeting had acknowledged the Board of Directors' performance in 2023 and the annual report of 2023.

Agenda 3 : To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2023.

The Meeting Secretary invited Mr. Suparerg Sasipaphanuwat, Chief Financial and Accounting Officer, to explain the details for the meeting's consideration.

Mr. Suparerg Sasipaphanuwat, SVP-Accounting, Finance & IT Department, summarized numbers in the consolidated financial statement as of 31 December 2023, which was audited and certified by certified public accountants from EY Office Co., Ltd., as follows:

1. The Company's total assets are at 6,868 million baht, an increase of 458 million baht mainly from real estate development costs and inventory because the Company has a total of five housing and condominium projects in ongoing development.

2. Total liabilities are at 1,887 million baht, an increase of 412 million baht from loans taken out from financial institutions to develop new projects as shown in the Company's assets.

3. In the profit-loss statement, the Company's total income from sales, leases, services, and other income was at 1,316 million baht, a reduction from 2022 by 504 million baht due to declines in real estate business income. The reasons for income reduction are according to explanations already given by Mr. Pairoj Wattanavarodom, the Managing Director. The Company's net profit was 30 million baht, a reduction by 20 million baht caused by reductions in income from real estate and leases. Other details can be considered by shareholders from the financial statements sent to shareholders with meeting invitations.

The Meeting Secretary asked if any shareholders had questions.

Miss Oraphin Ruengkachon, a proxy from the Thai Investors Association, had the following inquiries:

(1) According to the Company's disclosure in the remarks accompanying the financial statement on Page 171, the Company made a record of allowance for potential damages from the summary of case considerations in which the Company was sued by persons in civil cases related to real estate purchase/sale agreements, consumer cases in which project juristic persons filed charges, and a number of other legal cases considered to be suitable in the Company's financial statement. Miss Oraphin Ruengkachon would like to know what is the appropriate percentage reported in the value of compensation for damage demanded at 197 million baht and how this was recorded in financial statements; and (2) What does the Company's expect the likely result of legal cases will be?

Mr. Suparerg Sasipaphanuwat, SVP-Accounting, Finance & IT Department, explained as follows:

(1) In legal cases in which the Company was sued, the Company set allowance based on the value of legal cases in which damaged parties made demands. According to the Company's policy, provisions are set based on progress in legal cases at approximately 50%. This value is already set and shown in the Company's liabilities; (2) Concerning legal case outlook, the Company expects that the Company will have to accept liability for damage in some legal cases at no more than 20% of legal case values. The Company has already set allowances for liabilities with coverage of damages that occurred.

Mr. Photsawat Phanitchai, a shareholder, asked based on goals set for the Company's future growth regarding how the Company's should have subsequent growth and what the Company's dividend payout plans are.

Mr. Pairoj Wattanavarodom, Managing Director, explained that, based on the policy on dividend payouts, the Company considers payouts from performance at 50% according to the Company's business plans in the next three years. The Company's performance is likely to be 2,000-3,000 million baht and profits are likely to be positive. Therefore, dividend payouts are likely to be according to the Company's policy.

Since no shareholder had any further questions, the Meeting Secretary proposed for the meeting to vote.

Resolution: After the meeting has deliberated, the meeting passed a resolution to approve the Company's aforementioned consolidated statement of financial status and profit-loss statement for the year ended on 31 December 2023. The meeting passed a resolution by a unanimous vote of all shareholders in attendance who casted votes as follows:

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

Agenda 4 : To consider and approve the appropriation of profits and the non-payment of dividends for the performance results of the fiscal year 2023.

The Meeting Secretary invited Mr. Suparerg Sasipaphanuwat, Chief Financial and Accounting Officer, to explain the details for the meeting's consideration.

Mr. Suparerg Sasipaphanuwat, SVP-Accounting, Finance & IT Department, explained to the meeting that, in the past year of 2023, the Company and subsidiaries have a net profit from performance of 29,925,922 baht and the Company's separate financial statement showed a net profit from performance of 19,439,917 baht. Therefore, the Board of Directors passed a resolution to present the matter to the shareholder meeting to consider approving allocation of part of the Company's profit as legal reserve in the amount of 1,000,000 baht along with cancelling dividend payouts for performance in 2023 to the Company's shareholders because the Company needs to maintain cash flow for future investments in new projects.

The Meeting Secretary asked if any shareholders had questions. Since no shareholder had any questions, the Meeting Secretary proposed for the meeting to vote.

Resolution: After the meeting has deliberated, the meeting passed a resolution approving allocation of part of the Company's profit as legal reserve in the amount of 1,000,000 baht and cancellation of dividend payouts for performance in 2023 to the Company's shareholders because the Company needs to maintain cash flow for future investments in new projects. The meeting passed a resolution by a unanimous vote of all shareholders in attendance who casted votes as follows:

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

Agenda 5 : To consider the election of the directors in place of those retiring by rotation.

The Meeting Secretary explained to the meeting that this agenda item is required to be considered in compliance with laws and company regulations that require one-third of all directors who have been in office longest to leave positions every year upon the expiration of their terms as directors while retaining the right to be re-elected as directors of the Company. Therefore, the following 4 directors, which is one-third of 11 directors, who have been in office for three years are required to leave positions at the annual general meeting of 2024:

1. Mr. Virat Phairatphiboon
2. Mr. Pongpinit Tejagupta
3. Mr. Nuttawit Boonyawat and
4. Mr. Pairoj Wattanavarodom

The Company announced and invited for the Company's shareholders to nominate individuals for consideration of election as directors in the annual general meeting of 2024 according to criteria specified by the Company via the websites of the Stock Exchange of Thailand (SET) and the Company from 16 October 2023 to 16 January 2024. No shareholder had nominated individuals to be considered for election as company directors.

The Board of Directors considered suitability in terms of qualifications, knowledge, competence, and experience that will benefit the Company's performance. Therefore, the Board of Directors has seen fit to propose for the shareholder meeting to consider the following items:

(1) Re-election of Mr. Virat Phairatphiboon, a director required to leave his position upon the expiration of his term at this meeting, as company director and independent director for another term.

(2) Re-election of Mr. Pongpinit Tejagupta, Mr. Nuttawit Boonyawat, and Mr. Pairoj Wattanavarodom who are directors required to leave his position upon the expiration of their terms at this meeting, as company directors for another term.

The Company has already sent names, backgrounds, information on directorship and/or shareholding in other companies that have or may have the same conditions as the Company and are competitors or potential competitors against the Company's business of each director nominated for election by the meeting with meeting invitations.

Because voting to elect directors is done by shareholders via electronic media, which gives shareholders independence, the meeting permitted the nominated directors to not be required to leave the system.

The Meeting Secretary asked if any shareholder had questions. Since no shareholder had any questions, the Meeting Secretary proposed for the meeting to vote on the appointment of individual directors.

Resolution: After the meeting deliberated, the meeting voted as follows: (1) Mr. Virat Phairatphiboon, a director required to leave his position upon the expiration of his term at this meeting, is re-elected to his positions as company director and independent director for another term; and (2) Mr. Pongpinit Tejagupta, Mr. Nuttawit Boonyawat, and Mr. Pairoj Wattanavarodom, directors required to leave positions upon the expiration of their terms at this meeting, are re-elected to another term as company directors. The meeting passed a resolution by a unanimous vote of all shareholders in attendance who casted votes as follows:

(1) Mr. Virat Phairatphiboon

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

(2) Mr. Pongpinit Tejagupta

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

(3) Mr. Nuttawit Boonyawat

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

(4) **Mr. Pairoj Wattanavarodom**

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

Therefore, the Board of Directors has 11 directors as follows:

1. Mr. Virat Phairatphiboon
2. Mr. Pongpinit Tejagupta
3. Mrs. Sunantha Tiasuwan
4. Mrs. Wanna Thamsirisup
5. Mr. Jessada Promjart
6. Mr. Chatchawin Charoen-Rajapark
7. Mr. Paiboon Wongjongjaiharn
8. Mr. Tinnawat Mahatharadol
9. Mr. Titiwut Soukpornchaikul
10. Mr. Nuttawit Boonyawat
11. Mr. Pairoj Wattanavarodom

Agenda 6 : To consider the fixing of the remuneration to the Board of Directors for the year 2024.

The Meeting Secretary explained to the meeting that Article 90 of the Public Limited Companies Act of B.E. 2535 (1992) and company regulations require remuneration paid to the Board of Directors to be approved by the shareholder meeting. The annual general meeting of the previous year approved for the Company to pay remuneration to the Board of Directors within a limit of no more than 9,500,000 baht. For remuneration in this year of 2024, the Board of Directors proposed for the shareholder meeting to approve for the Company to pay remuneration to the Board of Directors within a limit of no more than 9,500,000 baht by authorizing the Board of Directors to consider allocation of the aforementioned remuneration to each director as appropriate. This amount is equal to remuneration in 2023 and details on remuneration paid to the Board of Directors in past years are shown in the meeting invitations sent to shareholders.

The Meeting Secretary asked if any shareholder had questions. Since no shareholder had any questions, the Meeting Secretary proposed for the meeting to vote.

Resolution: After the meeting has deliberated, the meeting passed a resolution approving for remuneration to the Board of Directors in 2024 to be set within a limit of no more than 9,500,000 baht and authorized the Board of Directors to consider appropriate allocation of the

aforementioned remuneration to each director. The meeting passed a resolution by a unanimous vote of all shareholders in attendance who casted votes as follows:

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

Agenda 7 : To consider the appointment of the auditors of the Company for the fiscal year 2024 and fixing of the remuneration.

The Meeting Secretary explained to the meeting that this agenda item must be considered in compliance with the law. The Company's auditor is due to depart from the position upon expiration of the term and may be reappointed to the position. The Board of Directors has seen fit to propose for the meeting to consider appointing Mrs. Kingkan Atsawarangsarit, Certified Public Accountant No. 4496, or Mr. Kittit Techakasembundit, Certified Public Accountant No. 9151, or Miss Sumana Punpongsanon, Certified Public Accountant No. 5872, or Mr. Chayapol Suppasedtanon, Certified Public Accountant No. 3972, of EY Office Co., Ltd. as the Company's auditor for the fiscal year of 2024 along with proposing setting auditors' remuneration within a limit of no more than 1,490,000 baht.

The Meeting Secretary asked if any shareholder had questions. Since no shareholder had any questions, the Meeting Secretary proposed for the meeting to vote.

Resolution: After the meeting has deliberated, the meeting passed a resolution to appoint Mrs. Kingkan Atsawarangsarit, Certified Public Accountant No. 4496, or Mr. Kittit Techakasembundit, Certified Public Accountant No. 9151, or Miss Sumana Punpongsanon, Certified Public Accountant No. 5872, or Mr. Chayapol Suppasedtanon, Certified Public Accountant No. 3972, of EY Office Co., Ltd. as the Company's auditor for the fiscal year of 2024 along with setting auditors' remuneration within a limit of no more than 1,490,000 baht. The meeting passed a resolution by a unanimous vote of all shareholders in attendance who casted votes as follows:

Resolution	No. of Shareholders	No. of Votes Cast	Percentage
Approval	30	3,252,533,450	100
Dissension	-	-	-
Abstention	-	-	-
Total	30	3,252,533,450	100

The Meeting Secretary informed the meeting that the Board of Directors no longer had any agenda items and topics to present for the meeting's consideration and asked if any shareholders had further questions.

Miss Oraphin Ruengkachon, a proxy from the Thai Investors Association, stated the Thai Investors Association has a policy to propose for companies listed on the Stock Exchange of Thailand (SET) to host hybrid on-site and online general or special shareholder meetings to facilitate meetings, communications, and inquiries between shareholders, executives, and the Board of Directors. This is consistent with the circulated Securities and Exchange Commission (SEC) Notification No. Gor. Lor. Tor. Nor. Ror. (Wor.) 2/2024 on Request for Cooperation on Hosting Shareholder Meetings dated 10 January 2024. Therefore, Miss Oraphin Ruengkachon proposed for the Company consider hosting hybrid meetings according to the policy of the Thai Investors Association.

Mr. Pairoj Wattanavarodom, Managing Director, stated the Company will accept the proposal on hosting hybrid shareholder meetings for consideration. The Company asked to consider according to the COVID-19 situation and will give further notification.

Afterwards, since no shareholder had any further questions, the Meeting Secretary invited the Meeting Chairman to adjourn the meeting.

On behalf of the Board of Directors, the Chairman thanked all shareholders for having attended the meeting and always supporting the Company's business. The Chairman adjourned the meeting at 3:25 pm.

Signed _____ -Signature- _____ Meeting Chairman
(Mr. Virat Phairatphiboon)

Signed _____ -Signature- _____ Meeting Recorder
(Ms. Chonticha Pansmai)

QR Code

The Annual Report for the fiscal year 2025



Or

<https://www.estarpcl.com/uploads/document/487c2fd58a38cc36d5cdf419f0f0df40.pdf>

Eastern Star Real Estate Public Co., Ltd.

**Name list and profiles of the persons nominated to be elected as directors to
replace those retiring by rotation.**

1. Mrs. Sunanta Tiasuwan



Type of Directorship : Independent Director

Age : 74 years

Nationality : Thai

Education : Ordinary National Diploma in Business
Studies and Administration
University of Westminster (U.K.)

Training Programs Attended : Director Certification Program (DCP) (Class 22/2002)
Capital Market Academy Leader Program (Class of 11)

Current Company Positions : Independent Director
Chairman of the Audit Committee
Nomination and Remuneration Committee

Years Served as Director : 20 years. (February 2005– Present)

Meeting Attendance in 2024 : Board meetings attended: 8 of 8 board meetings.
6 times of total 6 times of the Audit Committee Meeting.
6 times of total 6 times of Nomination and Remuneration
Committee Meeting.

Number of Shares : Ordinary Share 1,400,000 Shares (Include Spouse)
held Company as 0.03 percent of Voting Stock
at 31 December 2024

Current Positions in Other Businesses

- Registered Companies : 1993 – Present Director
Pranda Jewelry Public Company Limited
- 2012 – Present Independent Director and Audit Committee
Asian Sea Corporation Public Company Limited

- Unregistered Companies :1991 – Present Director
Forward Freeland Co., Ltd.
- 2004 - Present Director
Bridge View Co., Ltd.
- Other Businesses That May : None
Cause a Conflict of Interest
with the Company

Shareholdings in other companies that are or may be similar in nature or that may compete with the Company’s business:

- Registered Companies : None
- Unregistered Companies : None

Information to Accompany the Consideration for Appointment as Independent Director

- Familial relationship with executives or major shareholders of the company or subsidiaries:
- None-
- Relationships with companies/subsidiaries/joint companies or juristic persons that may cause a conflict of interest:
- None-
- Significant business relationships that may prevent independent performance of duties:
- None-

Eastern Star Real Estate Public Co., Ltd.

Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation.

2. Mrs. Wanna Thamsirisup



Type of Directorship	:	Independent Director
Age	:	68 years
Nationality	:	Thai
Education	:	<ul style="list-style-type: none"> - Bachelor of Accountancy, Thammasat University - Diploma in Auditing, Thammasat University - Certified Public Accountant, Federation of Accounting Professions
Training Programs Attended	:	<ul style="list-style-type: none"> -Top Executive Training Program by the Association of Finance Companies, Thammasat University -Director Accreditation Program (DAP) Class 71/2008 -Director Certification Program (DCP) Class 102/2008 -Role of the Chairman Program (RCP) Class 24/2010 -Financial Institutions Governance Program (FGP) Class 3/2011 -Risk Management Committee Program (RMP) Class 1/2013 -Corporate Governance for Capital Market Intermediaries (CGI) Class 8/2015 -Driving Company Success with IT Governance (ITG) Class 2/2016 -Advance Audit Committee Program (AACP) Class 28/2018 -Boards that Make a Difference (BMD) Class 9/2019 - Ethical Leadership Program (ELP) Class 22/2021 -Audit Committee Seminar-Get ready for the year end by SET & SEC Class 11/2015 -BOD meeting by SEC-Promote culture & governance Class 10/2019 -Personal Data Protection Act-PDPA by PWC,Deloitte 2019-2021 -TFR 9 by Thammasart University ,2019 - Ethical Leadership Program 22/2021 - Forensic Accounting ,2021 - Corporate Governance Program CIC fit insurance - 2022

- Subsidiary Governance Program (SGP) 2022
- Risk Management for Corporate - inhouse program by IOD-2023
- RFP - Refreshment Training Program -2023
- Director Guide to Legal DLD 1/2024
- Maximizing Board effectiveness and the role of independent Director by IOD 2024
- Climate Action for Boards
- Empowering Boards Enhancing governance and Standard
- Preventing, Deterring and Suppressing improper behaviours of listed companies
- Forensic Accounting, 2021
- CIC Insurance, 2022
- Good Practice in reporting and disclosure for Directors-REP9/2023
- Deferred Taxation by Thailand Federation of Accounting Professions, 2023
- Leading the change Driving Sustainability Aspiration into Action, SEC 2024
- Key concerns of Audit Committee in the age of great transformation by EY 2024
- The Pillar Two Paradigm Shift : Navigating the global Minimum Tax for Thai Multinational companies, TFAC. 2024
- TFRS year 2024 1/2024 (sub-courses 302), TFAC. 2024
- Lease contract for intangible assets, TFAC. 2024
- Accounting for intangible assets, TFAC. 2024
- Seminar on key financial reporting standards and tax issues 2024, Deloitte
- Sustainability reporting and ESG, PWC 2024
- AUP audit guidelines for auditing financial statements during Parallel run TFRS 17 for life insurance companies, OIC 2024
- 5th AZ Thailand Board Briefing Session, the annual seminar for all directors of Allianz Thailand

Current Company Positions	:	Independent Director Audit Committee Nomination and Remuneration Committee
Years Served as Director	:	3 years 2 months (1 December 2021 – Present)
Meeting Attendance in 2024	:	Board meetings attended: 8 of 8 board meetings. 6 times of total 6 times of the Audit Committee Meeting. 6 times of total 6 times of Nomination and Remuneration Committee Meeting.
Number of Shares held Company as of 31 December 2024	:	None

Current Positions in Other Businesses

- Registered Companies : APR. 2024 – Present Director and Audit Committee
13 JUN 2019 – FEB 2021 Director and Corporate Governance Committee
Allianz Ayudhya Capital Public Company Limited
- Unregistered Companies : 1 JAN 2022 – Present Independent Director and Chairman of the Audit Director
FEB 2018 – DEC 2021 Independent Director and Audit Committee
Allianz Ayudhya Assurance Public Company Limited
May 2017 - Present Independent Director and Chairman of the Audit Director
Krungsri Asset Management Company Limited
- Other Businesses That May : None
Cause a Conflict of Interest with the Company

Shareholdings in other companies that are or may be similar in nature or that may compete with the Company's business:

- Registered Companies : None
- Unregistered Companies : None

Eastern Star Real Estate Public Co., Ltd.

Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation.

3. Ms. Tak Bunnag



Type of Directorship	:	Director
Age	:	64 years
Nationality	:	Thai
Education	:	- M.B.A. Finance, Golden Gate University, San Francisco, U.S.A. - B.S. Management, Golden Gate University, San Francisco, U.S.A. - B.S. Banking & Finance, Chulalongkorn University, Thailand
Training Programs Attended	:	Director Certification Program 179/2013, Institute of Director (IOD)
Current Company Positions	:	None
Years Served as Director	:	None
Meeting Attendance in 2024	:	None
Shareholding in the Company as of 31 December 2024	:	None
Current Positions in Other Businesses		
• Registered Companies	:	None
• Unregistered Companies	:	APR 2023 – Present Director Siam Purimongkol Co., Ltd. APR 2023 – Present Director Khao Kheow Country Club Co., Ltd. MAR 2023 - Present Director and Chairman of the Audit Committee Allianz Ayudhya General Insurance Pcl. JAN 2022- Present Director BBTV Equity Co.Ltd. Director, BBTV Bond Street Building Ltd., Hong Kong

BBTV International Holdings Ltd.,
Hong Kong
BBTV Alliance Ltd., Hong Kong
Great Bell Yard Ltd., UK
Great Southwark Ltd., UK

- Other Businesses That May : None
Cause a Conflict of Interest
with the Company

Shareholdings in other companies that are or may be similar in nature or that may compete with the Company's business:

- Registered Companies : None
- Unregistered Companies : None

Eastern Star Real Estate Public Co., Ltd.

Name list and profiles of the persons nominated to be elected as directors to replace those retiring by rotation.

4. Ms.Supitcha Chaipipat



Type of Directorship	:	Independent Director	
Age	:	62 years	
Nationality	:	Thai	
Education	:	- Master of Accounting, Thammasat University - Bachelor of Accounting, Chulalongkorn University	
Training Programs Attended	:	- Director Certification Program , Class No. 268/2561 Thai Institute of Directors - Managerial Grid Financial Management and Cash Management Techniques Business Planning Sales Operations Negotiations - Business Concept Development Marketing Planning	
Current Company Positions	:	None	
Years Served as Director	:	None	
Meeting Attendance in 2024	:	None	
Shareholding in the Company as of 31 December 2024	:	None	
Current Positions in Other Businesses			
• Registered Companies	:	None	
• Unregistered Companies	:	JAN 2022 - Present	Executive Director and Company Director, Seacon Precast Factory Company Limited
		MAR 2022 – Present	Chairman of the Audit Committee, Seacon Company Limited
		MAR2022 – Present	Chairman of the Audit Committee, Thaichuros Company Limited

NOV 2020 – Present	Executive Director and Company Director, Seacon Grand Company Limited
FEB 2005 – Present	Executive Director and Company Director, Seacon Company Limited

- Other Businesses That May : None
Cause a Conflict of Interest
with the Company

Shareholdings in other companies that are or may be similar in nature or that may compete with the Company's business:

- Registered Companies : None
- Unregistered Companies : None

Eastern Star Real Estate Public Company Limited
Names and Backgrounds of Nominees for Election
of an additional director

5. Mr. Tanin Subboonrueng

- Type of Directorship : Independent Director
- Age : 61 years
- Nationality : Thai
- Education : - MBA, Assumption University
 - Bachelor's Degree in Water Resources Engineering, Kasetsart University
- Training Programs Attended : - Finance for Non-Financial Executive by Thammasat Business, September 2020
 - Business Development Program on MBA Approach, Chulalongkorn Business School, July 2015
 - Building Inspector Training by the Council of Engineers, July 2007
 - Pile Engineering, Department of Civil Engineering
 - Engineering, Chulalongkorn University, September 2004
 - Pipe Systems Design by the Engineering Institute of Thailand under Royal Patronage, 2008
 - Bullet Proof Manager by CRESTCOM, 2003
- Current Company Positions : None
- Years Served as Director : None
- Meeting Attendance in 2024 : None
- Shareholding in the Company : None
 as of 31 December 2024
- Current Positions in Other Businesses
- Registered Companies : None
 - Unregistered Companies : None
 - Other Businesses That May : None
 Cause a Conflict of Interest
 with the Company

Shareholdings in other companies that are or may be similar in nature or that may compete with the Company's business:

- Registered Companies : None
- Unregistered Companies : None

Definition of Independent Directors

(Definition of Independent Directors of the Company is equal to the minimal requirements of the Office of the Securities and Exchange Commission and the Stock Exchange of Thailand.)

1. Holding not more than 1 percent of the total number of shares with the voting rights of the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company. In this case, for the purpose of calculation, the number of shares held by the related person of each member of the Audit Committee shall also be included.
2. Neither being a director who takes part or used to take part in management, nor being or used to be an employee, staff, an advisor who receives regular salary, nor the controlling person of the Company, parent company, subsidiaries, associated companies, major shareholders or the controlling person of the Company, unless such director has resigned from such position for at least two years.
3. Not being a blood-related person nor legally related as father, mother, spouse, brother, sister and children, including being the spouse of the children of other directors, executives, major shareholders, controlling persons or the persons who will be nominated as the director, executive or controlling person of the Company or subsidiaries.
4. Neither having, nor used to have any business relationship with the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company in the manner that may obstruct the exercise of independent judgment as a member of the Audit Committee. Moreover, a member of the Audit Committee must neither being, nor used to be a key shareholder or controlling person of the entities having business relationship with the Company, parent company, subsidiaries, associated companies, major shareholders, or the controlling persons of the Company, unless such director has resigned from such position for at least two years.
5. Neither being, nor used to be the auditor of the Company, parent company, subsidiaries, associated companies, major shareholders, controlling persons of the Company, nor being a key shareholder, controlling person or partner of the audit office having the auditor providing auditing service to the Company, parent company, subsidiaries, associated companies, major shareholders, or the controlling persons of the Company, as a member, unless such director has resigned from such position for at least two years.
6. Neither being, nor used to be a provider of any professional services including the legal advisory or financial advisory services that received fees in the amount of more than Baht 2 million per year from the Company, parent company, subsidiaries, associated companies, major shareholders, or controlling persons of the Company, nor being shareholder, the controlling person, or partner of such professional services provider, unless such director has resigned from such position for at least two years.
7. Not being a director who has been appointed as a representative of the Company, major shareholders or shareholders relating to major shareholders.
8. Neither operating the business having the same nature which significantly competes with the business of Company or its subsidiaries, nor being a significant partner or a director who involves in the management, nor being an employee, staff, a member, and a consultant who receives regular salary, or holds more than 1 percent of the total number of shares with the voting rights of a company that operates the business having the same nature and significantly competes with the businesses of the Company or its subsidiaries.
9. Having no other conditions that may obstruct the independent expression of comment on the Company's operation.

Enclosure 5*(supporting documents for the consideration of Agenda 6)***Remuneration amount paid to the Board of Directors of the Company in the year 2024.****Remuneration Amount paid to the Board of Directors of the Company
in comparison with year 2023 and 2024**

Names		Position	Remuneration (Baht)	
			2023	2024
1	Mr.Anand Panyarachun* ¹	Chairman of the Board	480,000	-
2	Mr. Virat Phairatphiboon* ²	Chairman of the Board	960,000	1,440,000
3	Mr.Pongpinit Tejagupta	Vice Chairman of the Board and Chairman of the Executive Committee	840,000	840,000
4	Mrs.Sunanta Tiasuwan	Chairman of Audit Committee and member of Nomination and Remuneration Committee	960,000	960,000
5	Mrs.Wanna Thamsirisup	Audit Committee and Nomination and Remuneration Committee	840,000	840,000
6	Mr. Jessada Promjart	Chairman of Nomination and Remuneration Committee and Audit Committee	960,000	960,000
7	Mr.Chatchawin Charoen-Rajapark	Director	600,000	600,000
8	Mr.Paiboon Wongjongjaiharn	Director	600,000	600,000
9	Mr.Tinnawat Mahatharadol	Executive Director	720,000	720,000
10	Mr.Titiwut Soukpornchaikul	Executive Director	720,000	720,000
11	Mr.Nuttawit Boonyawat	Executive Director	720,000	720,000
12	Mr.Torsak Lertsrisakulrat* ³	Managing Director	-	-
11	Mr. Pairoj Wattanavarodom* ⁴	Managing Director	-	-
Total			8,400,000	8,400,000

Remarks: *¹ Mr.Anand Panyarachun remained in the position of Chairman of the Board until 1 MAY 2023.

*² Mr. Virat Phairatphiboon was appointed Chairman of the Board effective as of 11 MAY 2023.

*³ Mr.Torsak Lertsrisakulrat remained in the position of Managing Director until 30 APRIL 2023

*⁴ Mr. Pairoj Wattanavarodom was appointed Managing Director effective as of 1 MAY 2023.

Details of Monetary Remunerations for the Board of Directors in 2024

Name	Board of Directors (Baht)	Audit Committee (Baht)	Executive Committee (Baht)	Nomination and Remuneration Committee (Baht)	Total Remuneration (Baht)
1. Mr. Virat Phairatphiboon	1,440,000	-	-	-	1,440,000
2. Mr. Pongpinit Tejagupta	600,000	-	240,000	-	840,000
3. Mrs. Sunanta Tiasuwan	600,000	240,000	-	120,000	960,000
4. Mrs. Wanna Thamsirisup	600,000	120,000	-	120,000	840,000
5. Mr. Jessada Promjart	600,000	120,000	-	240,000	960,000
6. Mr. Chatchawin Charoen-Rajapark	600,000	-	-	-	600,000
7. Mr. Paiboon Wongjongjaiharn	600,000	-	-	-	600,000
8. Mr. Tinnawat Mahatharadol	600,000	-	120,000	-	720,000
9. Mr. Titiwut Soukpornchaikul	600,000	-	120,000	-	720,000
10. Mr. Nuttawit Boonyawat	600,000	-	120,000	-	720,000
11 Mr. Pairoj Wattanavarodom	-	-	-	-	-
Total					8,400,000

Other Director Remuneration : None.
Monetary Remunerations for Executives : 15 people for 32,682,910 Baht Total,
Other Remunerations for Executives : 761,231 Baht Total in provident fund deposits

Remark Other Director Remuneration of year 2024 and year 2025 : None.

Audit Fees and Non- Audit Fees

The Company and its subsidiaries paid audit service fees and other service fees in Fiscal Year 2024 as follows:

- EY Office Co., Ltd.

Company	Audit Service Fees	Other Service Fees (Including Value Added Tax)
Eastern Star Real Estate Public Co., Ltd.	1,490,000 baht	286,225 baht
Eastern Star Resort Co., Ltd.	220,000 baht	- None -
Eastern Star-Lai Sun-New World Co., Ltd.	40,000 baht	- None -
Total	1,750,000 baht	286,225 baht

Note: Eastern Star Resort Co., Ltd. and Eastern Star-Lai Sun-New World Co., Ltd. use the same auditing firm as the company.

- Dharmniti Auditing Co., Ltd.

Company	Audit Service Fees	Other Service Fees (Including Value Added Tax)
Eastern Star Property Management Co., Ltd.	20,000 baht	- None -

However, the Board of Directors will ensure that the financial statements are prepared within the specified timeline.

Articles of Association related to the Ordinary General Meeting of Shareholders.

Chapter 4 Board of Directors

Clause 13 The Board of Directors of the Company shall consist of not more than 12 directors, and not less than half of the number of directors shall have residence in the Kingdom.

The director is entitled to receive the remuneration from the Company in the forms of money reward, meeting allowance, pension, bonus, or other forms of benefits in accordance with the Articles of Association or the consideration of the shareholders' meeting which the remuneration may be either determined as a fixed sum or laid down as a criterion, and shall be determined from time to time or continuously effective until further change. In addition, the directors have the rights to receive allowance, and other welfare benefits in accordance with the Company's regulations.

The foregoing paragraph shall not prejudice the rights of the Company's officers or employees elected to become directors to entitle them to receive the remuneration and benefits as the officers or employees of the Company.

Clause 14 The Board of Directors shall be elected by the Shareholders' Meeting subject to the following rules and procedures:

14.1 Each shareholder shall have one vote for each share held by him.

14.2 In the election of directors, the shareholders may cast votes for individual director on a one-by-one basis or on several-directors-as-a-team basis or by any other means deemed appropriate by the shareholders. In each voting, the shareholders must cast all the votes he has under sub-clause 14.1 above, the votes shall not be split for any one or any team more or less.

14.3 The voting for election of directors shall be decided by a majority vote. In the case of a tie, the chairman of the meeting shall be entitled to a casting vote.

Clause 15 At any Annual Shareholders' Meeting, one-third of the directors, or, if the number is not a multiple of three, then the number nearest to one-third, must retire from offices. A retiring director under this clause is eligible for re-election.

The directors to retire in the first and second years following the registration of transformation into public company shall be determined by drawing lots. In subsequent years, the directors who hold office the longest term shall retire.

Clause 16 Apart from retiring from the office by rotation, the directors shall be relieved from office upon:-

- (1) death;
- (2) resignation;
- (3) disqualification or being prohibited under the laws on public company;
- (4) resolution of the Shareholders' Meeting to remove under Clause 19; and
- (5) By the Court's order.

Clause 20 A director may or may not be a shareholder of the Company.

Clause 27 The directors are prohibited from engaging in businesses, become partnerships or shareholders of other juristic persons which carry on the same type of businesses and are competing with the businesses of the Company, unless they have first informed of such matter to the shareholders' meeting before being elected as directors.

Chapter 5 Shareholders' Meeting

Clause 32 The Board of Directors shall hold the Shareholders' Meeting as an Annual General Meeting within four months from the end of the accounting year of the Company.

Other Shareholders' Meetings than as mentioned above shall be called "Extraordinary Meetings". The Board of Directors may call Extraordinary Meetings whenever it thinks fit. Or the shareholders holding aggregate shares amounting to not less than 20% of the total issued shares, or the shareholders of not less than 25 persons holding aggregate shares amounting to not less than 10% of the total issued shares, may at any time sign up in a written request to the Board of Directors to summon a Shareholders' Meeting as an Extraordinary Meeting; provided that the reason for calling the meeting must be clearly specified in such a request. The Board of Directors shall hold the Shareholders' Meeting within one month from the date of having received the shareholders' request.

Clause 33 The Chairman of the Board or the director designated by him shall specify date, time, and place for a Shareholders' Meeting, which place of the meeting may be located in other area than the location where the head office of the Company is situated or the nearby provinces.

Clause 34 In calling a Shareholders' Meeting, the Board of Directors shall prepare a notice of the meeting stating place, date, time, agenda and matters to be proposed to the meeting, together with the details as appropriate whereby it must be clearly stated whether they are the matters proposed for acknowledgment, for approval or for consideration as the case may be, and the opinions of the Board of Directors in such matters must also be provided. The notice shall be sent to the shareholders and the Registrar for information, not less than seven days before the date of the meeting, and shall be published in the newspapers for a period of three consecutive days and not less than three days before the date of the meeting.

Clause 35 At the Shareholders' Meeting, the quorum shall consist of the shareholders and the proxies (if any) attending the meeting not less than 25 persons or not less than a half of the total number of the shareholders and whose aggregate shares amounting to not less than one-third of the total issued shares.

In case it appears that at any Shareholders' Meeting, when the appointed time passes for one hour, the number of shareholders attending the meeting cannot form the quorum as provided, the meeting, if summoned upon the request of the shareholders, shall be cancelled. If the Shareholders' Meeting has not been summoned upon the request of the shareholders, another meeting shall be summoned and the notice of such meeting shall be sent to the shareholders not less than seven days before the date of the meeting. And at such subsequent meeting, no quorum shall be required.

Clause 36 At the Shareholders' Meeting, a shareholder may appoint another person as his/her proxy to attend and vote on his/her behalf. The instrument appointing a proxy shall be dated and signed by the appointing shareholder and be pursuant to the form as prescribed by the Registrar.

The instrument appointing a proxy must be deposited with the Chairman of the Board or the director designated by him at the place of the meeting before the proxy attends the meeting.

Clause 37 The Chairman of the Board shall act as the chairman of the Shareholders' Meeting. In the case of the Chairman of the Board being absent or unable to perform his duty, if there is a Vice Chairman, the Vice Chairman shall then act as the chairman of the meeting; and if there is no Vice Chairman or he could not perform his duty, the shareholders attending thereat shall elect one shareholder among themselves as the chairman of the meeting.

Clause 38 The resolutions of the shareholders' meeting shall be the following votes:-

- (1) In normal cases, the votes of the majority of the shareholders who attend the meeting and cast their votes shall prevail. In the case of a tie, the chairman of the meeting shall have an additional vote as a casting vote:
- (2) In the following cases, the votes of not less than 75% of the total number of votes of the shareholders who attend the meeting and cast their votes shall prevail:
 - (a) The sale or transfer of the essential part of the business of the Company to other person, either in whole or in part;
 - (b) The purchase or taking transfer of the business of other company or private company;
 - (c) The performance, amendment or termination of agreement relating to the granting of lease of the essential part of the business of the Company, either in whole or in part;
 - (d) The entrustment of other person to manage the business of the Company;
 - (e) The merger of the business with other person for the purpose of sharing profit and loss;
 - (f) The addition to or amendment of the Memorandum of Association or the Articles of Association;
 - (g) The increase or the reduction of the Company's capital, or the issue of debentures;
 - (h) The amalgamation and dissolution of the Company;

Clause 39 At the Annual General Meeting, the following matters shall be carried out:-

- (1) To consider the report of the Board of Directors as proposed to the meeting showing the result of the Company's performance during the previous fiscal year.
- (2) To consider and approve the Balance Sheet and the Profit and Loss Accounts.
- (3) To consider the apportionment of the profits.
- (4) To consider the election of directors in place of those who must retire at the expiry of their terms.
- (5) To appoint auditor(s) and fixing the remuneration.
- (6) Other businesses.

Chapter 6 Accounting, Finance, Auditing

Clause 40 The accounting year of the Company shall commence and end on the 1st of January and 31st of December respectively.

Clause 41 The Company shall arrange for the preparation and maintenance of the accounts, including the auditing of the accounts under the relevant laws. The Company shall also prepare the Balance Sheet and the Profit and Loss Accounts at least once in twelve-month period, which is the accounting year of the Company.

Clause 42 The Board of Directors shall arrange for the preparation of the Balance Sheet and the Profit and Loss Accounts at the end of the accounting year of the Company to be submitted to the Shareholders at the Annual General Meeting for approval. In this regard, the Board of Directors must arrange for the auditors to complete the audit of such Balance Sheet and the Profit and Loss Accounts before submission to the Shareholders' Meeting.

Clause 43 The Board of Directors shall send the following documents to the shareholders together with the notice of the Annual General Meeting:-

- (1) Copy of the Balance Sheet and the Profit and Loss Accounts already audited by the auditor(s), together with the Audit Report of the auditor(s),
- (2) Annual Report of the Board of Directors.

Clause 44 No dividend shall be made out of other money than from the profits. In case the Company has an accumulated loss, no dividend shall be distributed.

The dividends shall be distributed in accordance with the number of shares, in equal amount for each share.

The Board of Directors may distribute interim dividends to the shareholders periodically when it considers that the Company has sufficient profits to do as such, and it shall report the same to the subsequent Shareholders' Meeting.

The payment of dividends shall be made within one month from the date the Shareholders' Meeting or the Board of Directors has resolved, as the case may be. In this regard, it is required to send a written notice to the shareholders and publish the notice of the payment of dividends in the newspaper.

Clause 45 The Company must allocate a portion of the annual net profit as reserve fund in the amount of not less than 5% of the annual net profit less the accumulated loss carried forwards (if any), until this reserve fund shall reach the amount of not less than 10% of the registered capital.

Clause 46 The auditor must not be director, officer, employee, or person holding any position in the Company.

Clause 47 The auditor shall be empowered to audit the accounts, documents and other evidences relating to the income and expense, including the assets and liabilities of the Company during the Company working hours. In this regard, he/she shall have the authority to inquire the directors, officers, employees, persons holding any position in the Company, and representatives of the Company, including to request said persons to give an explanation or send documents relating to the business operations of the Company.

Clause 48 The auditor shall have the duty to attend at every Shareholders' Meeting which is held to consider the Balance Sheet, Profit and Loss Accounts, and problems relating to the accounting of the Company, in order to explain the auditing of the accounts to the shareholders. The Company is required to also send to the auditor(s) the report and documents of the Company which the shareholders should receive in such Shareholders' Meeting.

Profiles of Independent Directors (acting as Proxy of the Shareholders).

1. Mrs. Sunanta Tiasuwan

**Independent Director Chairman of Audit Committee and
Nomination and Remuneration Committee**



Age	74 years
Nationality	Thai
Address	28 Soi Bangna-Trad 28, Bangna-Trad Road, Kwaeng Bangna, Khet Bangna, Bangkok Metropolis 10260
Education	Ordinary National Diploma in Business Studies and Administration University of Westminster (U.K.)
Training Program	- Director Certification Program (DCP) (Class 22/2002) - Capital Market Academy Leader Program (Class of 11)
Current Position in the Company	Independent Director Chairman of Audit Committee Nomination and Remuneration Committee
Current Position in Other Organizations And Work Experience (in the past 5 years)	2004 - Present Director Bridge View Co., Ltd. 1993 – Present Director Pranda Jewelry Public Company Limited 1991 – Present Director Forward Freeland Company Limited 2012 – Present Independent Director and Audit Committee Asian Sea Corporation Public Company Limited
Position of Director / Management in other organizations that may cause any conflict of interests to the Company	-None-

Having interested agenda

Agenda 5 To consider the election of the directors in place of those retiring by rotation and the election of an additional new director.

Agenda 6 To consider the fixing of the remuneration to the Board of Directors for the year 2025.

*Special Interest in any agenda

-None-

Profiles of Independent Directors (acting as Proxy of the Shareholders).

2. Mrs. Wanna Thamsirisup

Independent Director Audit Committee and Nomination and Remuneration Committee



Age	68 years
Nationality	Thai
Address	148/24 Soi Sukhumvit 22, Kwaeng Klongtoey, Khet Klongtoey, Bangkok Metropolis
Education	- Bachelor of Accountancy, Thammasat University - Diploma in Auditing, Thammasat University - Certified Public Accountant, Federation of Accounting Professions
Training Program	-Top Executive Training Program by the Association of Finance Companies, Thammasat University -Director Accreditation Program (DAP) Class 71/2008 -Director Certification Program (DCP) Class 102/2008 -Role of the Chairman Program (RCP) Class 24/2010 -Financial Institutions Governance Program (FGP) Class 3/2011 -Risk Management Committee Program (RMP) Class 1/2013 -Corporate Governance for Capital Market Intermediaries (CGI) Class 8/2015 -Driving Company Success with IT Governance (ITG) Class 2/2016 -Advance Audit Committee Program (AACP) Class 28/2018 -Boards that Make a Difference (BMD) Class 9/2019 - Ethical Leadership Program (ELP)Class 22/2021 -Audit Committee Seminar-Get ready for the year end by SET & SEC Class 11/2015 -BOD meeting by SEC-Promote culture & governance Class 10/2019 -Personal Data Protection Act-PDPA by PWC,Deloitte 2019-2021 -TFR 9 by Thammasart University ,2019 - Ethical Leadership Program 22/2021 - Forensic Accounting ,2021 - Corporate Governance Program CIC fit insurance – 2022 - Subsidiary Governance Program (SGP) 2022 - Risk Management for Corporate - inhouse program by IOD-2023 - RFP - Refreshment Training Program -2023 - Director Guide to Legal DLD 1/2024 - Maximizing Board effectiveness and the role of independent Director by IOD 2024- Climate Action for Boards - Empowering Boards Enhancing governance and Standard - Preventig, Deterring and Suppressing improper behaviours of listed companies - Forensic Accounting, 2021

- CIC Insurance, 2022
- Good Practice in reporting and disclosure for Directors-REP9/2023
- Deferred Taxation by Thailand Federation of Accounting Professions, 2023
- Leading the change Driving Sustainability Aspiration into Action, SEC 2024
- Key concerns of Audit Committee in the age of great transformation by EY 2024
- The Pillar Two Paradigm Shift : Navigating the global Minimum Tax for Thai Multinational companies, TFAC. 2024
- TFRS year 2024 1/2024 (sub-courses 302), TFAC. 2024
- Lease contract for intangible assets, TFAC. 2024
- Accounting for intangible assets, TFAC. 2024
- Seminar on key financial reporting standards and tax issues 2024, Deloitte
- Sustainability reporting and ESG, PWC 2024
- AUP audit guidelines for auditing financial statements during parallel run TFRS 17 for life insurance companies, OIC 2024
- 5th AZ Thailand Board Briefing Session, the annual seminar for all directors of Allianz Thailand

Current Position
in the Company

Independent Director
Audit Committee
Nomination and Remuneration Committee

Current Position in
Other Organizations
And Work Experience
(in the past 5 years)

2017-Present	Independent Director and Audit Committee Chairman Krungsri Asset Management Co., Ltd.
1 JAN 2022 -Present	Independent Director and Audit Committee Chairman
FEB 2018- DEC 2021	Independent Director and Audit Committee Allianz Ayudhya Assurance Public Co., Ltd.
MAR 2023- Present	Independent Director and Board Chairman
2011 - FEB 2023	Independent Director and Audit Committee Chairman Krungsri Securities Public Co., Ltd.
2018 - May 2023	Audit Director (Independent) National ITMX Co., Ltd.
APR 2024 - Present	Director and Audit Committee
JUN 2019 – FEB 2021	Director and Corporate Governance Committee Allianz Ayudhya Capital Public Co., Ltd.

2022 - FEB 2023 Director, Independent Director and
Audit Committee Chairman
Aetna Health Insurance (THAILAND)
Public Co., Ltd. (Insurance Company)

Position of Director /
Management in other
organizations that may
cause any conflict of
interests to the Company -None-

Having interested agenda Agenda 5 To consider the election of the directors
in place of those retiring by rotation and
the election of an additional new director.
Agenda 6 To consider the fixing of the remuneration to
the Board of Directors for the year 2025.

*Special Interest in any agenda -None-

Profiles of Independent Directors (acting as Proxy of the Shareholders).

3. Mr. Jessada Promjart

**Independent Director and Audit Committee and
Chairman of Nomination and Remuneration Committee**



Age	63 years
Nationality	Thai
Address	10 Soi Tiwanon 14 Yeak 1 Talat Khwan Subdistrict Mueang Nonthaburi District Nonthaburi Province 11000
Education	Bachelor of Accountancy Thammasat University Master of Accountancy Thammasat University
Current Position in the Company	Independent Director Audit Committee and Chairman of Nomination and Remuneration Committee
Current Position in Other Organizations And Work Experience (in the past 5 years)	<p>2017-Present Audit Committee Chulabhorn Royal Academy</p> <p>2018-Present Director and Executive Director of YSS (Thailand) Company Limited</p> <p>2019-Present Director and Audit Committee Chairman AMR Asia Public Company Limited</p> <p>2020-present Sub-Committee on Audit and Evaluation of Work Systems on Suppression and Asset Auditing Office of the National Anti-Corruption Commission (NACC)</p> <p>2021-present Advisor Bangkok Broadcasting & Television Co., Ltd.</p> <p>2023-present Director and Audit Director Krungsri Securities Public Co., Ltd.</p> <p>2023-present Director Phloen Chit Human Resource Solution Recruitment Co., Ltd.</p> <p>2015-2022 Director and Audit Director Government Savings Bank</p> <p>2016-2020 Director and Audit Committee Expressway Authority of Thailand</p> <p>2019 – 2023 Capital Market Competitiveness Development Subcommittee The Securities and Exchange Commission</p>

2020 – 2021 Director and Nomination Director
Dhipaya Insurance Public Co., Ltd.

Position of Director /
Management in other
organizations that may
cause any conflict of
interests to the Company

-None-

Having interested agenda

Agenda 6

To consider the fixing of the remuneration to
the Board of Directors for the year 2025.

*Special Interest in any agenda -None-

Duty Stamp 20.- Baht

PROXY FORM

Enclosure 9
Form A

Made at _____

Date _____

(1) I/We _____ Nationality _____
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____

(2) As a shareholder of **Eastern Star Real Estate Public Company Limited**,
holding a total number of _____ shares, and entitled to vote in the number of _____ votes as follows:
Ordinary shares of _____ shares, entitled to vote in the number of _____ votes
Preference shares of _____ shares, entitled to vote in the number of _____ votes

(3) Hereby grant

(1) _____ age _____ years
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____ or

(2) _____ age _____ years
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____ or

(3) _____ age _____ years
Residing at No. _____ Road _____ Sub-district _____
District _____ Province _____ Postal Code _____

only anyone person as my/our proxy to attend and vote on my/our behalf at the Ordinary General Meeting of Shareholders No. 1/2025, to be held on 28 April 2025, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

Any act(s) undertaken by the proxy at such meeting shall be deemed as my(our) own act(s) in every respect.

Signed _____ Grantor
(_____)

Signed _____ Proxy
(_____)

Signed _____ Proxy
(_____)

Signed _____ Proxy
(_____)

Remarks
A shareholder shall grant only one proxy to attend and vote on his/her behalf at the meeting, and cannot divide his/her shares for several proxies to vote separately.

Duty Stamp 20.- Baht

Proxy Form

Written at _____

Date _____ Month _____ Year _____

(1) I/We _____ Nationality _____

Residing at No. _____ Road _____ Sub-district _____

District _____ Province _____ Postal Code _____

(2) as a shareholder of **Eastern Star Real Estate Public Company Limited**,holding a total number of _____ shares and having voting rights equivalent to _____ vote(s),
as follows: Ordinary share _____ share(s) having voting rights equivalent to _____ vote(s) Preferred share _____ share(s) having voting rights equivalent to _____ vote(s)

(3) hereby authorize either one of the following persons

 (1) _____ Age _____ Years

Residing at No. _____ Road _____ Subdistrict _____

District _____ Province _____ Postal code _____ **or** (2) Mrs. Sunanta Tiasuwan, Independent Director and Chairman of the Audit Committee, age 74 yearsResiding at No. 28 Soi Bangna-Trad 28, Bangna-Trad Road, Kwaeng Bangna, Khet Bangna,
Bangkok Metropolis **or** (3) Mrs. Wanna Thamsirisup, Independent Director and Audit Committee Member, age 68 yearsResiding at No. 148/24 Soi Sukhumvit 22, Kwaeng Klongtoey, Khet Klongtoey, Bangkok Metropolis. **or** (4) Mr. Jessada Promjart, Independent Director and Audit Committee Member, age 63 years

Residing at No. 10 Soi Tiwanon 14 Yeak 1, Tambol Taladkwan, Amphur Muangnonthaburi, Nonthaburi Province.

only anyone person as my/our proxy to attend and vote in the Annual General Meeting of Shareholders No. 1/2025 to be held on 28 April 2025, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

(4) I/ We hereby authorize the proxy to vote on my/our behalf at this meeting as follows:

Agenda 1 To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No.1/2024 (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate. (b) The proxy holder shall vote in accordance with my/our intention as follows: Approve Disapprove Abstain**Agenda 2 To acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the year 2024.**

Agenda 3 To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

Agenda 4 To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2024.

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

Agenda 5 To consider the election of the directors in place of those retiring by rotation and the election of an additional new director.

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Election of all directors.
 - Approve Disapprove Abstain
 - Election of each director.
 - (1) Director's Name : Mrs. Sunanta Tiasuwan
 - Approve Disapprove Abstain
 - (2) Director's Name : Mrs. Wanna Thamsirisup
 - Approve Disapprove Abstain
 - (3) Director's Name : Mr. Tak Bunnag
 - Approve Disapprove Abstain
 - (4) Director's Name : Ms. Supitcha Chaipipat
 - Approve Disapprove Abstain
 - (5) Director's Name : Mr. Tanin Subboonrueng
 - Approve Disapprove Abstain

Agenda 6 To consider the fixing of the remuneration to the Board of Directors for the year 2025.

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

Agenda 7 To consider the appointment of the auditors of the Company for the fiscal year 2025 and fixing of the remuneration.

- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my/our intention as follows:
 - Approve Disapprove Abstain

(5) Voting of the proxy holder in any agenda that is not specified in this proxy form shall be considered as invalid and not my/our voting as a shareholder.

(6) In the case that I/we have not declared a voting intention in any agenda or my/our determination is not clearly specified or that the meeting considers or ratifies resolutions in any matters apart from the agendas specified above, in addition to any amendment, modification or addition of any facts, the proxy holder shall have the right to consider and vote on behalf of myself as he/she sees appropriate.

Any act(s) undertaken by the proxy holder at such meeting except the proxy holder does not vote as I/we specify in the proxy form shall be deemed as my/our own act(s) in every respects.

Signed _____ Grantor
(_____)

Signed _____ Proxy
(_____)

Signed _____ Proxy
(_____)

Signed _____ Proxy
(_____)

Note:

1. A Shareholder shall appoint only one proxy to attend and vote at the meeting. A shareholder may not split shares for any more than one proxy in order to split votes.
2. In agenda for election of director(s) can vote to elect all directors or each director.
3. In the case that there is any other agenda(s) to consider other than the specified agendas mentioned above, the proxy may use the Annex to the Proxy Form B.

Annex to the Proxy Form B.

Grant of proxy as a shareholder of Eastern Star Real Estate Public Company Limited

At the Ordinary General Meeting of Shareholders of the Company No. 1/2025 to be held on 28 April 2025, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

- Agenda _____ Subject _____
- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my intention as follows:
 Approve Disapprove Abstain

- Agenda _____ Subject _____
- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my intention as follows:
 Approve Disapprove Abstain

- Agenda _____ Subject _____
- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my intention as follows:
 Approve Disapprove Abstain

- Agenda _____ Subject _____
- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my intention as follows:
 Approve Disapprove Abstain

- Agenda _____ Subject _____
- (a) The proxy holder shall be entitled to consider and vote in lieu of me in all respects as deemed appropriate.
- (b) The proxy holder shall vote in accordance with my intention as follows:
 Approve Disapprove Abstain

Agenda _____ Subject Election of directors (continue)

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

Director's Name: _____
 Approve Disapprove Abstain

สำหรับกรณีผู้ถือหุ้นเป็นผู้ลงหุ้นต่างประเทศและแต่งตั้งให้คัสโตเดียนในประเทศไทยเป็นผู้รับฝากและดูแลหุ้น
For foreign shareholders who have custodians in Thailand only.

Enclosure 9

อาคารแสดงปี 20.- บาท

หนังสือมอบฉันทะ
(PROXY FORM)

แบบ ค. (Form C)

เขียนที่ _____
Made at

วันที่ _____
Date

1) ข้าพเจ้า _____ สัญชาติ _____
I (We), _____
Nationality
สำนักงานตั้งอยู่เลขที่ _____
having the registered address at No. _____

ในฐานะผู้ประกอบธุรกิจเป็นผู้รับฝากและดูแลหุ้น (Custodian) ให้กับ _____

as being the custodian of

ซึ่งเป็นผู้ถือหุ้นของบริษัท อีสเทอร์น สตาร์ เรียล เอสเตท จำกัด (มหาชน)

being a shareholder of Eastern Star Real Estate Public Company Limited,

โดยถือหุ้นจำนวนทั้งสิ้น _____ หุ้น และออกเสียงลงคะแนนได้เท่ากับ _____ เสียง ดังนี้

holding a total number of

- หุ้นสามัญ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Ordinary shares of _____ shares, entitled to vote in the number of _____ votes
- หุ้นบุริมสิทธิ _____ หุ้น ออกเสียงลงคะแนนได้เท่ากับ _____ เสียง
Preference shares of _____ shares, entitled to vote in the number of _____ votes

(2) ขอมอบฉันทะให้

Hereby grant

_____ อายุ _____ ปี
age _____ years

อยู่บ้านเลขที่ _____ ถนน _____ ตำบล/แขวง _____
Residing at No. _____ Road _____ Sub-district _____
อำเภอ/เขต _____ จังหวัด _____ รหัสไปรษณีย์ _____
District _____ Province _____ Postal Code _____

หรือ นางสุนันทา เตียสุวรรณ กรรมการอิสระและประธานคณะกรรมการตรวจสอบ อายุ 74 ปี
or Mrs. Sunanta Tiesuwan, Independent Director and Chairman of the Audit Committee, age 74 years

อยู่บ้านเลขที่ 28 ซอยบางนา-ตราด 28 ถนนบางนา-ตราด แขวงบางนา เขตบางนา กรุงเทพมหานคร
Residing at No. 28 Soi Bangna-Trad 28, Bangna-Trad Road, Kwaeng Bangna, Khet Bangna, Bangkok Metropolis.

หรือ นางวรรณดา ธรรมศิริทรัพย์ กรรมการอิสระและกรรมการตรวจสอบ อายุ 68 ปี
or Mrs. Wanna Thamsirsirup, Independent Director and Audit Committee, age 68 years

อยู่บ้านเลขที่ 148/24 ซอยสุขุมวิท 22 แขวงคลองเตย เขตคลองเตย กรุงเทพมหานคร
Residing at No. 148/24 Soi Sukhumvit 22, Kwaeng Klongtoey, Khet Klongtoey, Bangkok Metropolis.

หรือ นายเจษฎา พรหมจาด กรรมการอิสระและกรรมการตรวจสอบ อายุ 63 ปี
or Mr. Jessada Promjart, Independent Director and Audit Committee, age 63 years

อยู่บ้านเลขที่ 10 ซอยติวานนท์ 14 แยก 1 ตำบลตลาดขวัญ อำเภอเมืองนนทบุรี จังหวัดนนทบุรี
Residing at No. 10 Soi Tiwanon 14 Yeak 1, Tambol Taladkwan, Amphur Muangnonthaburi, Nonthaburi Province.

คนหนึ่งคนใดเพียงคนเดียวเป็นผู้แทนของข้าพเจ้าเพื่อเข้าร่วมประชุมและออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมสามัญผู้ถือหุ้น ครั้งที่ 1/2568 ในวันที่ 28 เมษายน 2568 เวลา 14.00 น. ณ สำนักงานของบริษัท เลขที่ 898 อาคารเพลินจิตทาวเวอร์ ชั้นที่ 5 ถนนเพลินจิต แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร โดยเป็นการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) หรือที่จะพึงเลื่อนไปใน วัน เวลา และสถานที่อื่นด้วย

only anyone person as my (our) proxy to attend and vote on my (our) behalf at the Ordinary General Meeting of Shareholders No. 1/2025, to be held on 28 April 2025, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

(3) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะเข้าร่วมประชุมและออกเสียงลงคะแนนในครั้งนี ดังนี้

I (we) hereby grant my (our) proxy to attend and vote at this occasion as follows:

- มอบฉันทะตามจำนวนหุ้นทั้งหมดที่ถือและมีสิทธิออกเสียงลงคะแนนได้

Grant proxy the total amount of shares holding and entitled to votes.

- มอบฉันทะบางส่วนคือ

Grant partial shares of

หุ้นสามัญ _____ หุ้น และมีสิทธิออกเสียงลงคะแนนได้ _____ เสียง
Ordinary shares shares, and entitled to vote in the number of votes

หุ้นบุริมสิทธิ _____ หุ้น และมีสิทธิออกเสียงลงคะแนนได้ _____ เสียง
Preference shares shares, and entitled to vote in the number of votes

รวมสิทธิออกเสียงลงคะแนนได้ทั้งหมด _____ เสียง

The total entitled number of votes accounts for _____ votes

(4) ข้าพเจ้าขอมอบฉันทะให้ผู้รับมอบฉันทะออกเสียงลงคะแนนแทนข้าพเจ้าในการประชุมครั้งนี ดังนี้

I (we) hereby grant my (our) proxy to vote at this Meeting as follows:

- วาระที่ 1. พิจารณารับรองรายงานการประชุมสามัญผู้ถือหุ้นของบริษัทครั้งที่ 1/2567

Agenda 1. To adopt the Minutes of Ordinary General Meeting of Shareholders of the Company No. 1/2024.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.

- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) My (our) proxy shall vote in accordance with my (our) intention as follows:

เห็นด้วย ไม่เห็นด้วย งดออกเสียง

Approve

Disapprove

Abstain

- วาระที่ 2. พิจารณารับทราบผลการดำเนินงานของคณะกรรมการในรอบปีที่ผ่านมาและรายงานประจำปี 2567

Agenda 2. To Acknowledge the performance results of the Board of Directors for the previous year and the Annual Report for the year 2024.

- วาระที่ 3. พิจารณานุมัติงบแสดงฐานะการเงินและงบกำไรขาดทุนเบ็ดเสร็จของบริษัทประจำปีสิ้นสุดวันที่ 31 ธันวาคม 2567

Agenda 3. To consider and approve the Statements of Financial Position and the Statements of Comprehensive Income of the Company for the fiscal year ended 31 December 2024.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.

- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) My (our) proxy shall vote in accordance with my (our) intention as follows:

เห็นด้วย ไม่เห็นด้วย งดออกเสียง

Approve

Disapprove

Abstain

- วาระที่ 4. พิจารณานุมัติการจัดสรรเงินกำไรและการจ่ายเงินปันผลสำหรับผลการดำเนินงานประจำปี 2567

Agenda 4. To consider and approve the appropriation of profits and the payment of dividends for the performance results of the fiscal year 2024.

- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.

- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้

(b) My (our) proxy shall vote in accordance with my (our) intention as follows:

เห็นด้วย ไม่เห็นด้วย งดออกเสียง

Approve

Disapprove

Abstain

- วาระที่ 5 พิจารณาเลือกตั้งกรรมการแทนกรรมการที่ต้องออกจากตำแหน่งตามกำหนดวาระ และเลือกตั้งกรรมการใหม่เพิ่มเติม
- Agenda 5. To consider the election of the directors in place of those retiring by rotation and the election of an additional new director.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- การเลือกตั้งกรรมการทั้งชุด
- Election of all directors.
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- การเลือกตั้งกรรมการเป็นรายบุคคล
- Election of each director.
- (1) ชื่อกรรมการ : นางสาวสุนันทา เตียสุวรรณ
- Director's Name : Mrs. Sunanta Tiasuwan
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- (2) ชื่อกรรมการ : นางวรรณิษา ธรรมศิริทรัพย์
- Director's Name : Mrs. Wanna Thamsirisup
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- (3) ชื่อกรรมการ : นายตรรก บุนนาค
- Director's Name : Mr. Tak Bunnag
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- (4) ชื่อกรรมการ : นางสาวศุภิษา ชัยพิพัฒน์
- Director's Name : Ms. Supitcha Chaipipat
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- (5) ชื่อกรรมการ : นายธนินทร์ ทรัพย์บุญเรือง
- Director's Name : Mr. Tanin Subboonrueng
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- วาระที่ 6. พิจารณากำหนดค่าตอบแทนให้แก่คณะกรรมการประจำปี 2568
- Agenda 6. To consider the fixing of the remuneration to the Board of Directors for the year 2025.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain
- วาระที่ 7. พิจารณาแต่งตั้งผู้สอบบัญชีของบริษัทประจำปี 2568 และกำหนดค่าตอบแทน
- Agenda 7. To consider the appointment of the auditors of the Company for the fiscal year 2025 and fixing of the remuneration.
- (ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
- (a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.
- (ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
- (b) My (our) proxy shall vote in accordance with my (our) intention as follows:
- เห็นด้วย ไม่เห็นด้วย งดออกเสียง
- Approve Disapprove Abstain

- (5) การลงคะแนนเสียงของผู้รับมอบฉันทะในวาระใดที่ไม่เป็นไปตามที่ระบุไว้ในหนังสือมอบฉันทะนี้ ให้ถือว่าการลงคะแนนเสียงนั้นไม่ถูกต้อง และไม่ถือเป็นการลงคะแนนเสียงของผู้ถือหุ้น

The vote of the proxy in any agenda which does not follow those specified in this proxy form, it shall be deemed that such vote is incorrect and it is not voted by the shareholder.

- (6) ในกรณีที่ข้าพเจ้าไม่ได้รับความประสงค์ในการออกเสียงลงคะแนนในวาระใดไว้ หรือระบุไว้ไม่ชัดเจน หรือในกรณีที่ประชุมมีการพิจารณาหรือลงมติในเรื่องใดนอกเหนือจากเรื่องที่ระบุไว้ข้างต้น รวมถึงกรณีที่มีการแก้ไขเปลี่ยนแปลงหรือเพิ่มเติมข้อเท็จจริงประการใด ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร

In case I (we) do not specify or not clearly specify my (our) intention to vote in any agenda or in case the Meeting considers or votes in the matters other than the matters specified above, including there is the amendment or addition to any facts, the proxy can consider and vote on behalf of me (us) in all respects as he/she may think fit.

กิจการใดที่ผู้รับมอบฉันทะได้กระทำไปในการประชุม เว้นแต่กรณีที่ผู้รับมอบฉันทะไม่ออกเสียงตามที่ข้าพเจ้าระบุในหนังสือมอบฉันทะ ให้ถือเสมือนว่าข้าพเจ้าได้กระทำเองทุกประการ

Any act(s) undertaken by the proxy at such meeting, except in case the proxy does not vote as I (we) specified in this proxy, shall be deemed as my (our) own act(s) in every respect.

ลงชื่อ _____ ผู้มอบฉันทะ
Signed (_____) Grantor

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

ลงชื่อ _____ ผู้รับมอบฉันทะ
Signed (_____) Proxy

หมายเหตุ/Remarks

- หนังสือมอบฉันทะแบบ ค. นี้ใช้เฉพาะกรณีที่ผู้ถือหุ้นที่ปรากฏชื่อในทะเบียนเป็นผู้ลงทุนต่างประเทศและแต่งตั้งให้คัสโตเดียน (Custodian) ในประเทศไทยเป็นผู้รับฝากและดูแลหุ้นให้เท่านั้น
The Proxy Form C. only use for shareholder whose names appearing in the foreign investors registration and he/she appointed a custodian in Thailand to be responsible for safeguarding shares only.
- หลักฐานที่ต้องแนบพร้อมทั้งหนังสือมอบฉันทะ คือ
Documents and evidences to be enclosed with the proxy form are:
(1) หนังสือมอบอำนาจจากผู้ถือหุ้นให้คัสโตเดียน (Custodian) เป็นผู้ดำเนินการลงนามในหนังสือมอบฉันทะแทน
Power of attorney from the shareholders authorizes a custodian to sign the Proxy Form on behalf of the shareholder
(2) หนังสือยืนยันว่าผู้ลงนามในหนังสือมอบฉันทะแทนได้รับอนุญาตประกอบธุรกิจ คัสโตเดียน (Custodian)
Confirmation Letter to certify that the signer in the Proxy Form have a permit to act as a Custodian
- ผู้ถือหุ้นที่มอบฉันทะจะต้องมอบฉันทะให้ผู้รับมอบฉันทะเพียงรายเดียวเป็นผู้เข้าประชุมและออกเสียงลงคะแนน ไม่สามารถแบ่งแยกจำนวนหุ้นให้ผู้รับมอบฉันทะหลายคนเพื่อแยกการลงคะแนนเสียงได้
A shareholder shall grant only one proxy to attend and vote on his/her behalf at the meeting, and cannot divide his/her shares for several proxies to vote separately.
- วาระเลือกตั้งกรรมการสามารถเลือกตั้งกรรมการทั้งชุดหรือเลือกตั้งกรรมการเป็นรายบุคคล
In agenda for election of director(s) can vote to elect all directors or each director.
- ในกรณีที่วาระที่จะพิจารณาในการประชุมมากกว่าวาระที่ระบุไว้ข้างต้น ผู้มอบฉันทะสามารถระบุเพิ่มเติมได้ในใบประจำต่อแบบหนังสือมอบฉันทะแบบ ค. ตามแนบ
In case there are more agendas for consideration at the meeting than the agendas specified above, the grantor of the proxy could additionally specify in the Annex to the Proxy Form C as attached.

ใบประจำต่อแบบหนังสือมอบฉันทะแบบ ค.

Annex to the Proxy Form C.

การมอบฉันทะในฐานะเป็นผู้ถือหุ้นของบริษัท อีสเทอร์น สตาร์ เรียล เอสเตท จำกัด (มหาชน)

Grant of proxy as a shareholder of **Eastern Star Real Estate Public Company Limited**

ในการประชุมสามัญผู้ถือหุ้นครั้งที่ 1/2568 ในวันที่ 28 เมษายน 2568 เวลา 14.00น. ณ สำนักงานของบริษัท เลขที่ 898 อาคารเพลินจิตทาวเวอร์ ชั้นที่ 5 ถนนเพลินจิต แขวงลุมพินี เขตปทุมวัน กรุงเทพมหานคร โดยเป็นการประชุมผ่านสื่ออิเล็กทรอนิกส์ (E-AGM) หรือที่จะพึงเลื่อนไปในวัน เวลา และสถานที่อื่นด้วย

At the Ordinary General Meeting of Shareholders No. 1/2025, to be held on 28 April 2025, at 14.00 hrs., at the office of the Company, No. 898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini Sub-district, Patumwan District, Bangkok Metropolis, by meeting via electronic media (E-AGM), or at any adjournment thereof to any other date, time and venue.

วาระที่ _____ เรื่อง _____

Agenda Subject

(ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.

(ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่อง _____

Agenda Subject

(ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.

(ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่อง _____

Agenda Subject

(ก) ให้ผู้รับมอบฉันทะมีสิทธิพิจารณาและลงมติแทนข้าพเจ้าได้ทุกประการตามที่เห็นสมควร
(a) My (our) proxy can consider and vote on behalf of me (us) as he/she may think fit in all respects.

(ข) ให้ผู้รับมอบฉันทะออกเสียงลงคะแนนตามความประสงค์ของข้าพเจ้า ดังนี้
(b) My (our) proxy shall vote in accordance with my (our) intention as follows:

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

วาระที่ _____ เรื่องเลือกตั้งกรรมการ (ต่อ)

Agenda Subject Election of directors (continue).

ชื่อกรรมการ (Director's Name): _____

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

ชื่อกรรมการ (Director's Name): _____

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

ชื่อกรรมการ (Director's Name): _____

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

ชื่อกรรมการ (Director's Name): _____

เห็นด้วย\Approve ไม่เห็นด้วย\Disapprove งดออกเสียง\Abstain

Practice Guideline for the E-AGM and Proxy

Shareholders or proxies who wish to attend the meeting must submit documents proving their identity as specified to the Company within 24 April 2025, at 12.00 hrs. The Company shall verify the list of shareholders according to the closing information of the shareholders' register book who have the right to attend the meeting wholly and correctly. After that, the electronic conferencing service provider will send a Link to attend the meeting and the user manual to the Email you have sent to inform the Company. The Link will be sent 2 days in advance of the meeting date.

Requesting to attend the meeting via electronic media

Shareholders wishing to attend the meeting via electronic media must notify their intention to attend the meeting in two ways as follows:

1. Submit your request to attend the meeting by sending information via Email or postal mail.

If shareholders wish to notify their intention to attend the meeting via electronic media (E-AGM) by sending information via Email or postal:

1. Please fill in the document requesting to attend the meeting via electronic media (E-AGM) (Enclosure 11) by specifying your Email and your mobile phone number clearly for registering for the meeting.
2. Attach a copy of proof of identity to confirm the right to attend the E-AGM meeting.

2.1 Shareholders who are natural persons:

- If a shareholder wishes to attend the meeting in person via E-Meeting:
 - Attach a copy of a valid government-issued identification document such as an ID card, government ID card, driver's license, or passport. In case of name-surname changes, shareholders are requested to attach supporting evidence.
- If a shareholder appoints another person to attend the meeting on his/her behalf via E-Meeting:
 - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;

- A copy of the proxy grantor's identity document, such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed certifying the true copy of the proxy.
- A copy of the proxy's identity document, such as an ID card, a government official an ID card, passport (In the case of foreigners) that have not expired and signed certifying the true copy of the proxy.

2.2 Shareholders who are juristic persons:

- If the person authorized to sign on behalf of the juristic person (director) wishes to attend the meeting in person via electronic media (E-Meeting)
 - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
 - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
- If the proxy is assigned to attend the meeting instead via electronic media (E-Meeting)
 - The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with duty stamp affixed;
 - A copy of the shareholder's juristic person registration certificate issued no later than one year before the date of the shareholders' meeting, which is duly certified by the juristic person representative (director) authorized to sign on behalf of the juristic person.
 - A copy of the identity document of the representative of the juristic person (director), such as an ID card, a government official ID card, passport (In the case of foreigners) that has not expired and signed to certify the true copy.
 - Copy of the identity document of the proxy as in the case of natural persons as mentioned above.

Suppose the documents or evidence mentioned above are not Thai or English versions. In that case, the shareholders must present an English translation of the document signed to certify the translation by the shareholder or by an authorized signatory to bind that juristic person (in the case of a juristic person).

3. Submit the documents requesting to attend the meeting via electronic media (item 1) and proof of identity together with supporting documents (item 2) by sending to the Company within 24 April 2025, at 12.00 hrs

- Email channel : company_secretary@estarpcl.com or
- Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330
-

Electronic Meeting Attendance (E-AGM):

1. Once the shareholders or proxies wish to attend the meeting and have been fully verified, you will receive an Email from the meeting organizer, a link for attending the meeting, and a system's user manual two days before the meeting date. Please study the manual on how to use the E-AGM meeting system in detail. If you haven't received the Email within the 25 April 2025, please get in touch with the Company immediately.
2. Meeting attendance and voting via electronic media can be used with computers/notebooks/tablets and mobile phones via Web Browser: Chrome with 4 G internet speed or home internet basic.

Note: In case of meeting via tablet and mobile phone, Zoom Cloud Meeting program must be installed before attending the meeting, which can be downloaded as follows:

IOS system	Android system
	
https://apps.apple.com/th/app/zoom-cloud-meetings/id546505307	https://play.google.com/store/apps/details?id=us.zoom.videomeetings

3. The system will open for meetings 60 minutes before the start of the meeting. However, the live broadcast will only start at the time of the meeting.
4. To log in, attendees must use the information of the shareholder registration number and the shareholder's ID card number.
5. Voting through the E-Voting system, you will be able to vote for each agenda only by voting for agreeing, disagreeing, or abstaining. In case of not voting in any agenda, the system will be deemed to vote as agree immediately (using the vote-counting method by pouring votes towards agreeing).
6. If attendees have any problems or problems in using the E-AGM system, you can contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

***** This E-AGM meeting will be an electronic meeting only and will not be held in a conventional meeting venue; therefore, shareholders are requested not to come to the Company. *****

If a shareholder wishes to appoint an independent director as a proxy:

Suppose any shareholders cannot attend the E-AGM meeting in person or cannot appoint other proxies to attend the E-AGM meeting and wish to appoint an independent director as a proxy. In this regard, they can send a proxy form B (Enclosure 9) specifying the proxy as one of the independent directors as specified by the Company along with supporting documents to the Company by the date within the date 24 April 2025 via the following channels:

- Email channel : company_secretary@estarpcl.com or
- Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

Note: If the shareholders specify their votes in each agenda, the independent directors will cast their votes as specified in the proxy form. In which the voting in each agenda, shareholders have the right to vote in agreeing, disagreeing, or abstaining only and cannot divide a partial vote (unless it is a Custodian vote).

In the case of a shareholder who is a foreign investor and appoints a custodian in Thailand to be a stock depository and keeper:

Please submit the following information:

1. The Proxy Form C (attached with the invitation letter) is filled in all information signed by the proxy grantor and the proxy correctly and entirely together with a 20-baht duty stamp affixed;
2. Custodian juristic person registration certificate (Custodian) with a signature certifying true copy by the authorized signatory on behalf of the juristic person of the Custodian or the attorney with the corporate seal (if any).
3. A power of attorney from the shareholders for the Custodian to be authorized to sign the proxy form;
4. A letter confirming that the person signing the proxy form is authorized to operate a custodian business;
5. Copy of ID card, or a copy of government official ID card, or copy of passport (In the case of foreigners) of the proxy with certified the true copy;
6. Submit information via the following channels:

- Email channel : company_secretary@estarpcl.com or
- Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

Submitting advice or questions related to business, industry, Company performance, or related to any agenda which will be considered at the E-AGM meeting:

If shareholders wish to submit suggestions or questions, they can be done in two ways as follows:

1. Send advice or questions **in advance** to the Company before the meeting date through the following channels:
 - Email channel : company_secretary@estarpcl.com or
 - Postal channels: Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330
2. Submit advice or questions **during the meeting** to those attending the E-AGM meeting. The attendee must specify his/her first and last name and state whether his/her is a shareholder attending the meeting himself/herself or a proxy. Before every suggestion or question is submitted, the Company has opened channels for sending advice and questions during the meeting as follows:
 - Chat channel for text messages;
 - An audio chat channel where attendees press the raising hand button and turn on the microphone on their device after the operator sends you an invitation to chat. Please turn off the microphone after the conversation is finished every time (For more details, please refer to the user manual sent to the attendees' Emails).

In this regard, if shareholders have questions about the meeting, they can contact the following staff:

1. Regarding submitting documents confirming identity to attend the shareholders' meeting via E-Meeting, please contact the Company Secretary for further information via the Company's contact channels as detailed above.
2. Regarding the process of attending the meeting and voting via E-Meeting, in the case of correct and complete identity verification, please contact OJ International Co., Ltd. at the phone number specified in the Email that sends you the system's user manual.

● ● ●

Manual for using the electronic Annual General system (E-AGM)



OJ International Co., Ltd.



Table of contents

01

Preparation for attending the Annual General Meeting via electronic media (E-AGM)

02

Registration to attend Annual General Meetings and use of the electronic Meeting system (E-AGM)

03

ZOOM Application Installation Guide

01

Preparation for attending the Annual General meeting via electronic media (E-AGM)

Shareholders or proxies who wish to attend the Annual General Meeting must submit identification documents to the Company according to the specified channels.



When the Company has checked the information according to the list of shareholders according to the info closed in the register, the list of shareholders who have the right to attend the Annual General Meeting is correct and complete. The service provider for organizing Annual General Meetings through electronic media will send you a link to join the Annual General Meeting and a user manual in the email that you have sent to the Company.

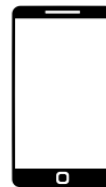
Prepare the necessary equipment for participating in Annual General Meetings via electronic media.



PC Computer



Laptop



Smartphone/Tablet



Google Chrome



Microsoft Edge



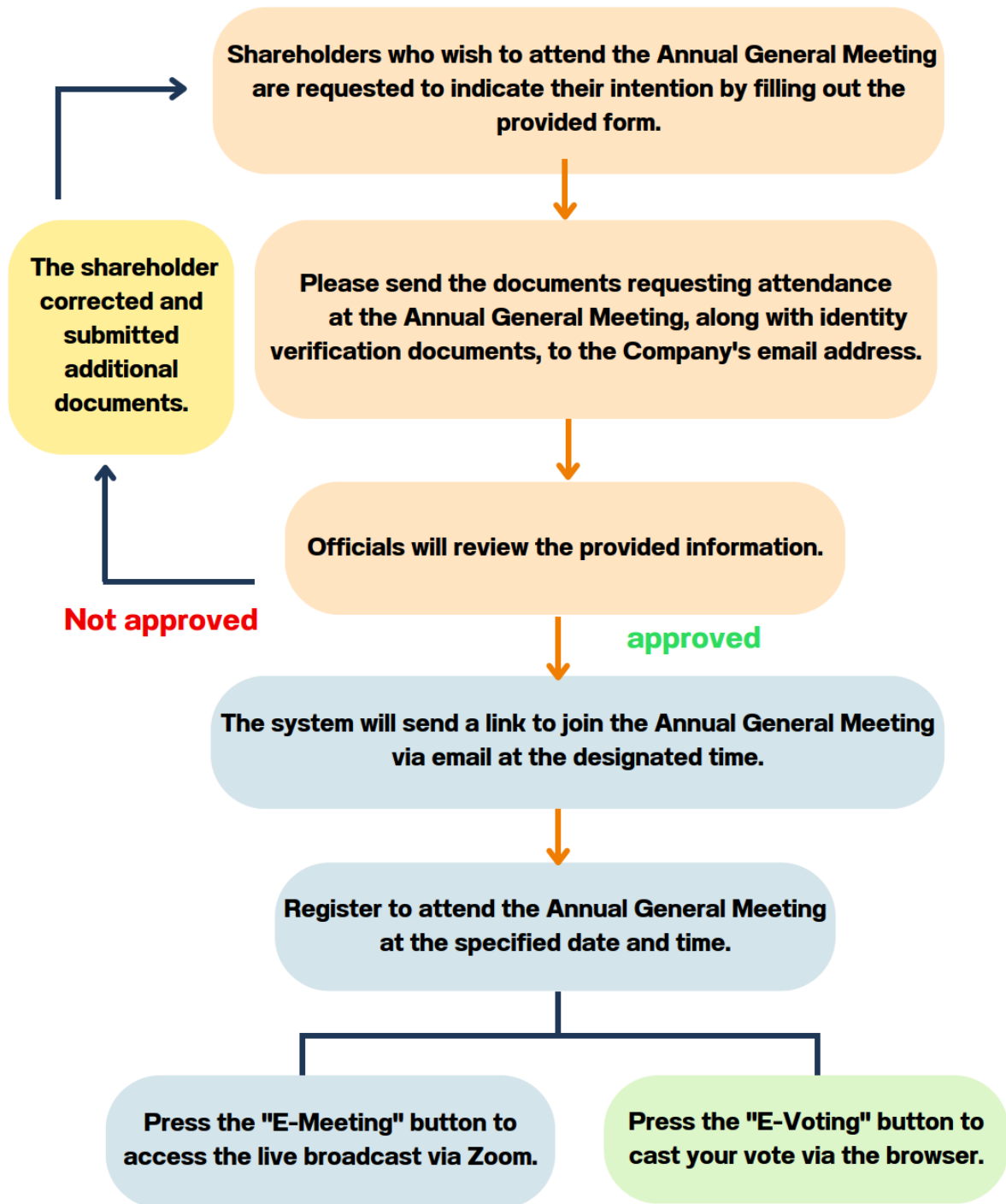
Safari

OJ International Co., Ltd.

01

Preparation for attending the Annual General meeting via electronic media (E-AGM)

The flowchart shows the steps for joining a Annual General Meeting via electronic media.



OJ International Co., Ltd.

Registration to attend Annual General Meetings and use of the electronic Meeting system (E-AGM)



Review the steps and usage
methods carefully

CLICK HERE



Or scan QR Code
to Download the manual



OJ International Co., Ltd.

SCAN ME



ZOOM Application Installation Guide

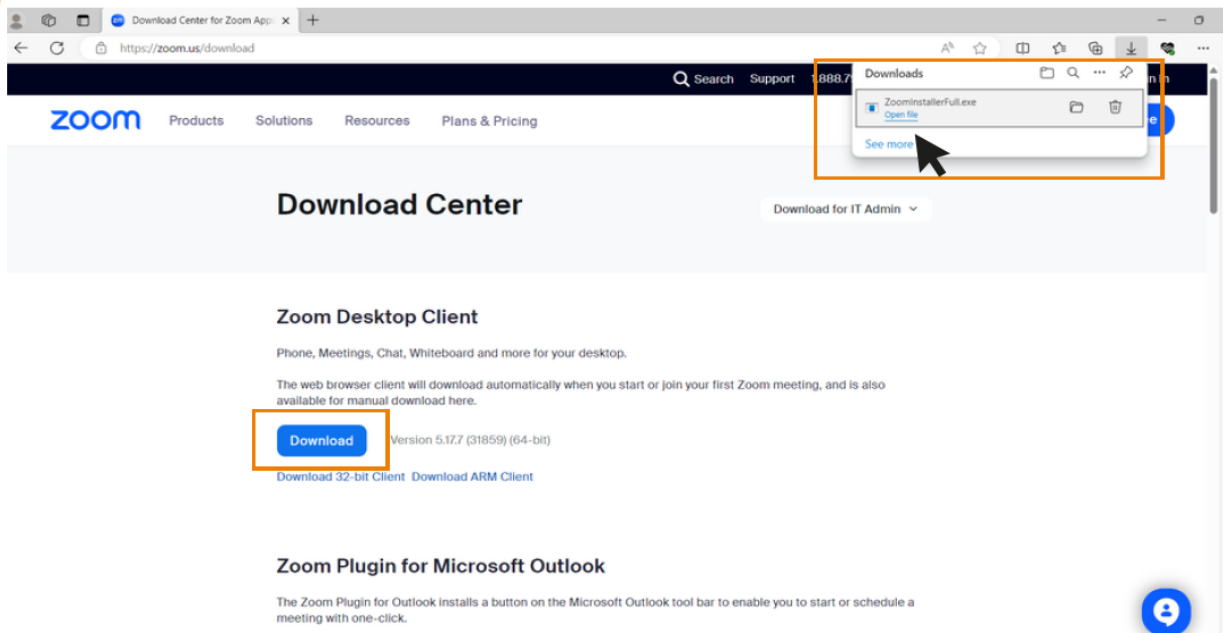
Zoom Application installation guide on PC or Notebook	1
Zoom Application installation guide on iPhone/ iPad - IOS System	2
Zoom Application installation guide on Smartphone /Tablet -Android System	3

ZOOM Application Installation Guide

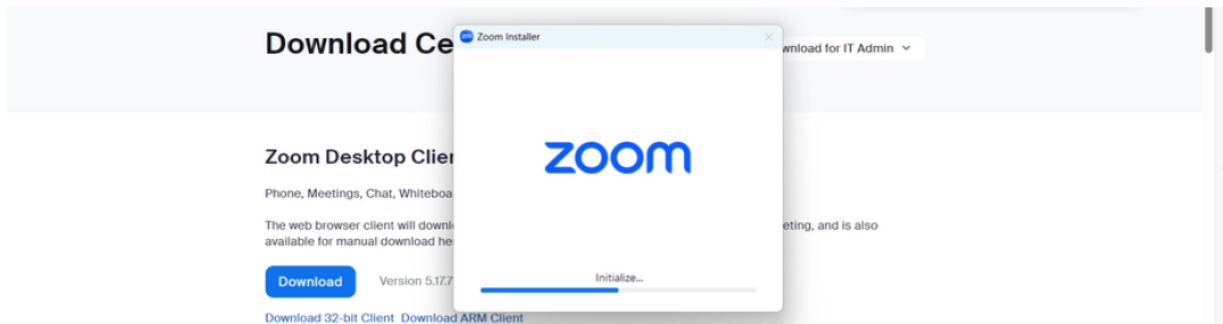
1 Zoom Application installation guide on PC or Notebook

1.1. Visit the URL : <https://zoom.us/download> locate the Zoom Desktop Client, and proceed by clicking the "Download " button.

2. Once downloaded, locate the "ZoomInstaller" file and double-click to begin the installation process. Follow the prompts to install the program.



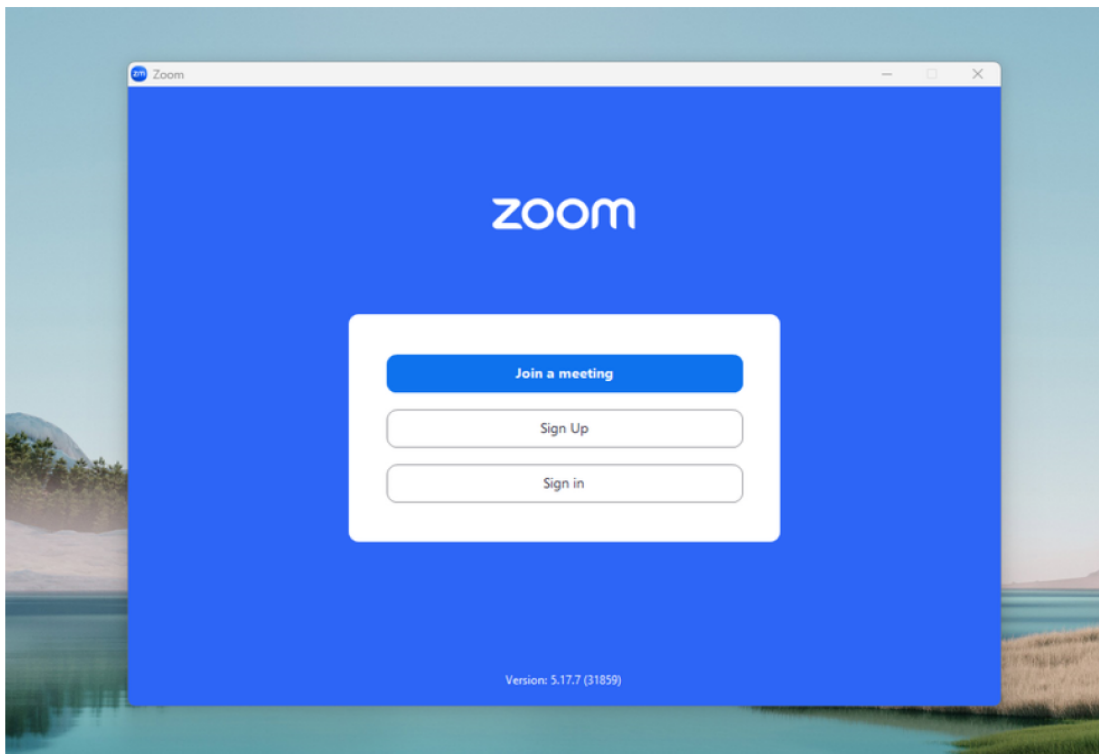
3. The system is currently installing the program. Please wait patiently until the installation process is complete.



ZOOM Application Installation Guide

1 Zoom Application installation guide on PC or Notebook

4. Once the Zoom program is successfully installed, a login window will pop up, as same to the example picture.



ZOOM Application Installation Guide

2 Zoom Application Installation guide on iPhone/ iPad - IOS System

1. Download the Zoom application by visiting the App Store, searching for Zoom, and then clicking on the following link or scanning the QR code:

<https://apps.apple.com/th/app/zoom-one-platform-to-connect/id546505307>



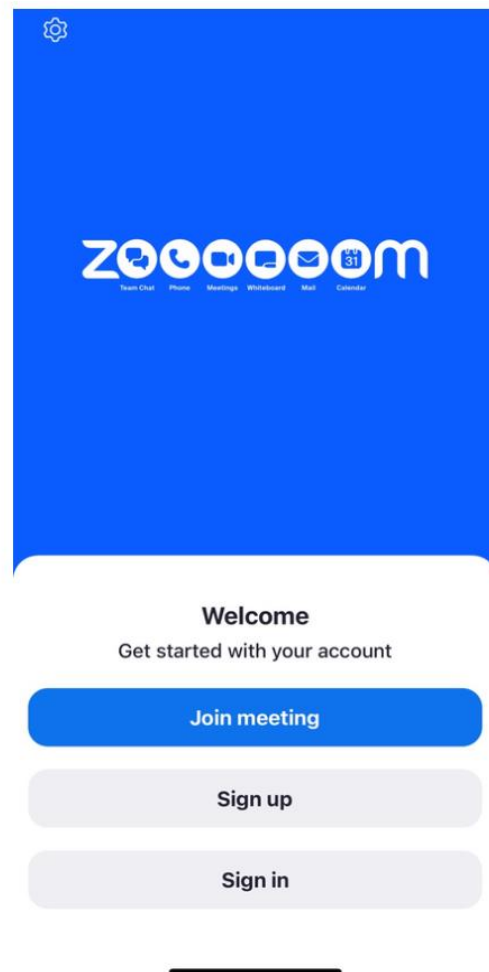
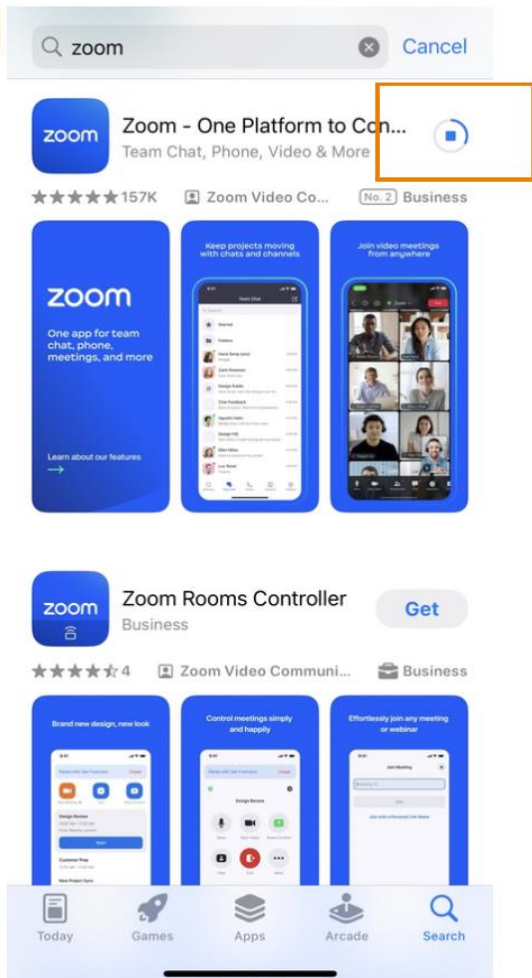
SCAN QR CODE



ZOOM Application Installation Guide

2 Zoom Application Installation guide on iPhone/ iPad - IOS System

2. Press the "Get" button to initiate the installation process. Once installed, wait for the completion of the installation. Afterward, press to open the Zoom application.



Upon clicking to enter Zoom, a login page will appear, ready for use, resembling the example picture.

ZOOM Application Installation Guide

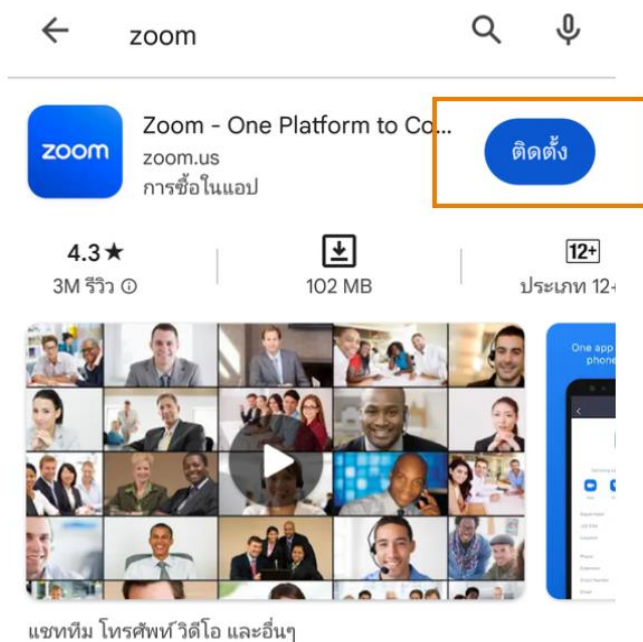
3 Zoom Application installation guide on Smartphone /Tablet -Android System

1. Download the Zoom application by visiting the Play Store, searching for Zoom, and then clicking on the following link or scanning the QR code:

<https://play.google.com/store/apps/details?id=us.zoom.videomeetings>



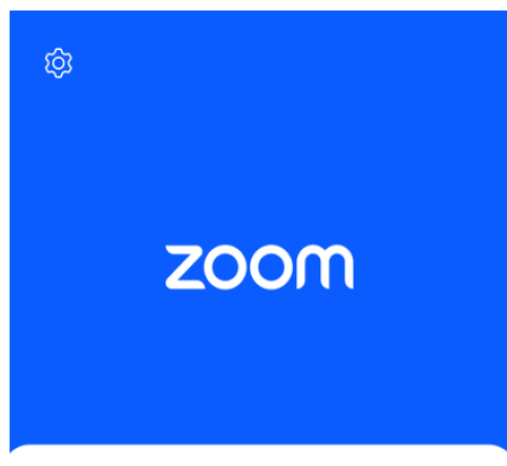
SCAN QR CODE



ZOOM Application Installation Guide

3 Zoom Application installation guide on Smartphone /Tablet -Android System

2. Press the "Install" button to initiate the installation process. Wait for the installation to complete. Once finished, press to open the Zoom application.



Welcome

Get started with your account

Join a Meeting

Sign Up

Sign in

Upon clicking to enter Zoom, a login page will appear, ready for use, as same to the example picture.

Registration Form for the Electronic Annual General Meeting of Shareholders (E-AGM)

EASTERN STAR REAL ESTATE PUBLIC COMPANY LIMITED

วันที่.....เดือน.....พ.ศ.....

Date Month Year

(1) ข้าพเจ้า.....หมายเลขบัตรประจำตัวประชาชน/หนังสือเดินทาง.....

I/We, Identification Card/Passport number

สัญชาติ.....บ้านเลขที่.....ถนน.....ตำบล/แขวง.....

Nationality Residing at No. Road Sub district

อำเภอ/เขต.....จังหวัด.....รหัสไปรษณีย์.....

District Province Postal Code

(2) เป็นผู้ถือหุ้นของ บริษัท อีสเทอร์น สตาร์ เรียล เอสเตท จำกัด (มหาชน)

Being a shareholder of EASTERN STAR REAL ESTATE PUBLIC COMPANY LIMITED

โดยถือหุ้นรวมทั้งสิ้น.....หุ้น

Holding the total amount of shares

ประสงค์จะร่วมประชุมและลงคะแนนผ่านสื่ออิเล็กทรอนิกส์สำหรับการประชุมสามัญผู้ถือหุ้นประจำปี 2568

I would like to participate the E-AGM for Annual General Meeting 2025

เข้าร่วมประชุมด้วยตนเอง

Self-Attending

มอบฉันทะให้ (นาย/นาง/นางสาว).....ได้เข้าร่วมประชุมดังกล่าวข้างต้น

Proxy to

attend the meeting.

(3) ข้อมูลในการจัดส่งวิธีการเข้าร่วมประชุม

Please send the Link to join the meeting by below email

อีเมล.....(โปรดระบุ)

E-mail Please fil in the blank

โทรศัพท์มือถือ.....(โปรดระบุ)

Mobile Number

Please fil in the blank

(4) จัดส่งเอกสารเพื่อยืนยันตัวตน ตามสิ่งที่ส่งมาด้วย 10 วิธีการเข้าร่วมประชุม ภายในวันที่ 24 เมษายน 2568

Please submit the required document per an attachment 10 by 24 April 2025

(5) เมื่อได้รับการยืนยันตัวตน บริษัทจะจัดส่ง Link สำหรับการเข้าร่วมประชุมและวิธีการเข้าร่วมประชุมไปยังอีเมลที่ท่านได้ระบุ

Once you have verified, the company will send the Link to join the meeting via email.

(6) ในวันประชุมผู้ถือหุ้นจะต้องเตรียม เลขบัญชีผู้ถือหุ้น และเลขบัตรประชาชนไว้ สำหรับการเข้าร่วมประชุม

Please prepare your Account Number and your Identification Card Number for log in the meeting.

ลงชื่อ/Signed.....ผู้ถือหุ้น/Shareholder

(.....)

**Making Enquiry in Advance Form for the Electronic Annual General Meeting
of Shareholders (E-AGM)**

Date.....Month.....Year.....

I/WE..... Nationality..... Residing at House No.

Road..... Sub-district..... District.....

Province..... Postal Code..... e-mail

Contact number.....Shareholder’s Register No.

being a shareholder of Eastern Star Real Estate Public Company Limited, holding.....shares

Interest information (if any).....

.....

Making Inquiry

1)

.....

.....

2)

.....

.....

3)

.....

.....

Signed Shareholder

(.....)

Remark:

Please send completely- filled Making Enquiry in Advance Form for the Electronic Annual General Meeting of Shareholders (E-AGM) to the company within 24 April 2025, at 12.00 hrs. through the following channels:

- By Email : company_secretary@estarpcl.com or
- By Post : Miss Chonticha Pansmai, Company Secretary at Eastern Star Real Estate Public Company Limited
No.898 Ploenchit Tower, 5th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok, 10330

